

elephant 



£925,000

10 Auburn Road, Redland, Bristol, BS6 6LS

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

10 Auburn Road Redland, Bristol, BS6 6LS

An attractive semi-detached home with principle accommodation arranged over two floors. Located in a quiet Redland location this property has an off road parking space and a south-west facing rear garden.

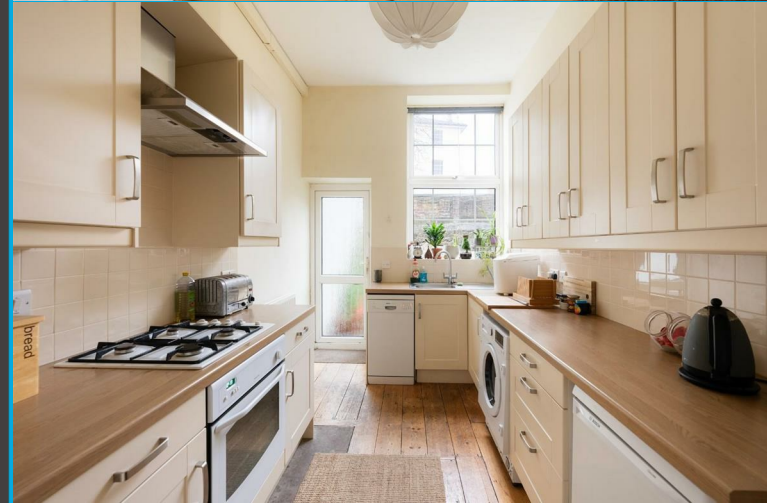
A pathway leads up to the entrance at the side of the property which has a large wood panelled door with stained glass top lights. This opens into a spacious hallway which has a stripped wood floor with stairs to upper and lower levels. At the front of the property is an impressive living room which has much period character retained with a high ceiling, coving, arched alcoves, a picture rail, a stripped wood floor and a bay window, with both sashes and working shutters. A log burner sits in the chimney breast framed by a marble fireplace and a tiled hearth. On the opposite side of the hallway are two adjacent rooms; the second reception and kitchen. There is an easy opportunity to connect these two rooms creating an open plan kitchen/ dining space. Both rooms have a stripped wood floor and windows facing the garden. The kitchen is fitted with a range of modern wall and base units and has a door to access the garden.

Stairs lead up to the first floor to three bedrooms and a bathroom. The large front bedroom spans the full width across the front of the property, with a stripped wood floor, built-in storage and three sash windows. At the rear, the two adjacent bedrooms both have a wood floor and double glazed windows facing the garden. Positioned centrally off the hallway is a bathroom fitted with simple white suite, wood floor, tiled walls and a double glazed window to the side aspect. Stairs lead down from the main hallway to a useful basement level which is currently used as a studio/ workspace and offers further development potential if required.

Externally the property has an enclosed, south-west



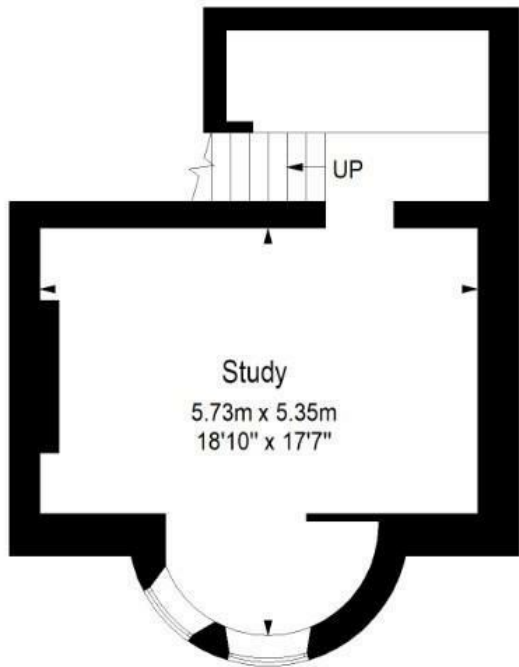
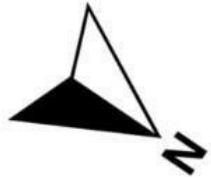
facing garden that catches the afternoon/early evening sun. The garden has gated side access and has a patio, lawn and planted beds. This well balanced home is in a great location close to a range of popular shops, cafes and restaurants on Cotham Hill, Whiteladies and Chandos Road.





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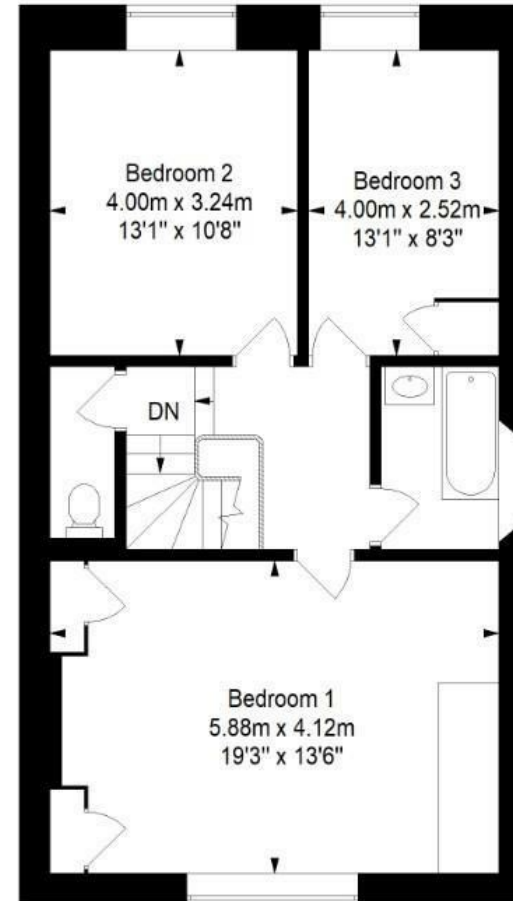
Approximate Gross Internal Area = 165.1 sq m/ 1777.2 sq ft



Basement



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk