



£715,000

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# 12 Metford Road Redland, Bristol, BS6 7LF

A stylish and extended three bedroom home in the Redland Green APR.

A pathway leads through the neatly tended front garden to the main entrance. An enclosed storm porch conceals an inner door which opens into a light and bright hallway. The living room has a half bay with double glazed windows, a stripped wood floor, picture rail, built in shelving and a cast iron log burner.

The extended kitchen at the rear offers an open and sociable space, which links easily to the garden. This has three zones which comprise a dining, sitting and kitchen area. The kitchen is fitted with a range of modern shaker style units with integrated appliances, a composite worktop and a peninsula return which connects the adjacent dining area and has room for bar stool seating beneath. There is plenty of space for a dining table with an original fireplace providing a focal point. A smartly fitted wood effect floor runs through into the sitting area which has a lantern sky light window and glazed doors which pull in lots of natural light and bring inside to out. Tucked away beyond the kitchen is a useful utility room next to a shower/wet room and w/c with an additional access point into the garden beyond.

A staircase with storage beneath leads up to three bedrooms and a family bathroom. The master bedroom is at the front of the house and is decorated and carpeted in a neutral colour scheme with the original picture rail and fireplace retained, with two double glazed windows. The adjacent second bedroom carries a similar decorative theme with light sage green walls, a neutral carpet with a retained picture rail and double glazed windows overlooking the garden. The third bedroom is decorated in a warm grey, with a neutral carpet and a double glazed window facing the front.



The family bathroom completes the accommodation and has been smartly fitted with a modern white suite to include a bath with shower over, basin with a vanity unit beneath and a closed coupled w/c.

Externally the simply landscaped rear garden comprises a patio seating area, neatly laid lawn flanked by a colourful planted bed and a timber clad garden studio sitting across the rear boundary. This useful and versatile garden room is currently used as a both a home office and gym. A garden gate provides rear access to a lane behind which is accessed from nearby Metford Grove.

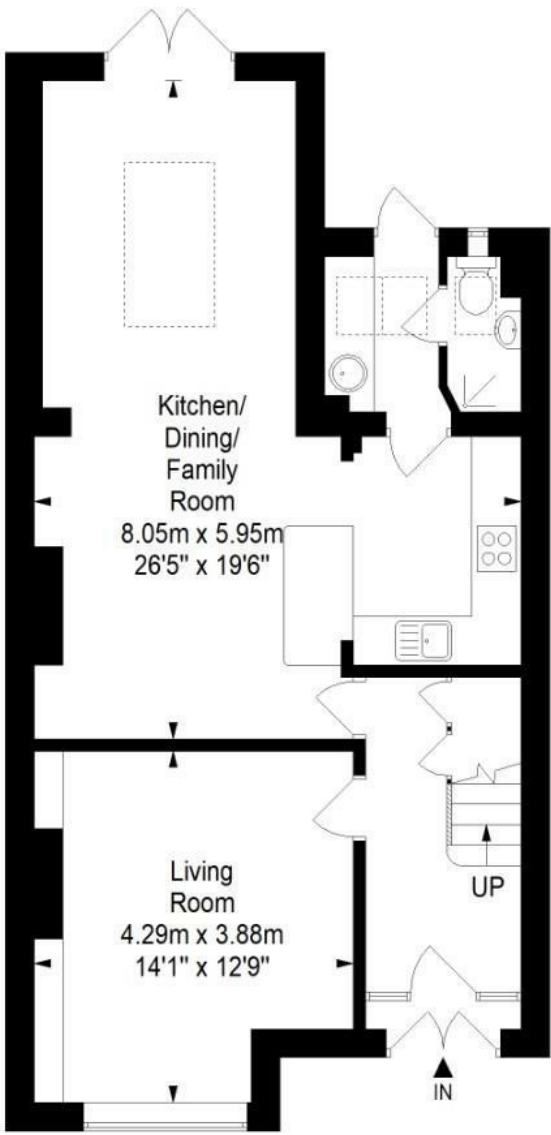
This very well presented and located house sits between the Downs and Gloucester Road - its is a short walk to Redland Green Park and has wonderful selection of shops and amenities nearby; including a local bakers, the Cambridge Arms, a florist, hairdressers, coffee shops and the well loved Orpheus Cinema.



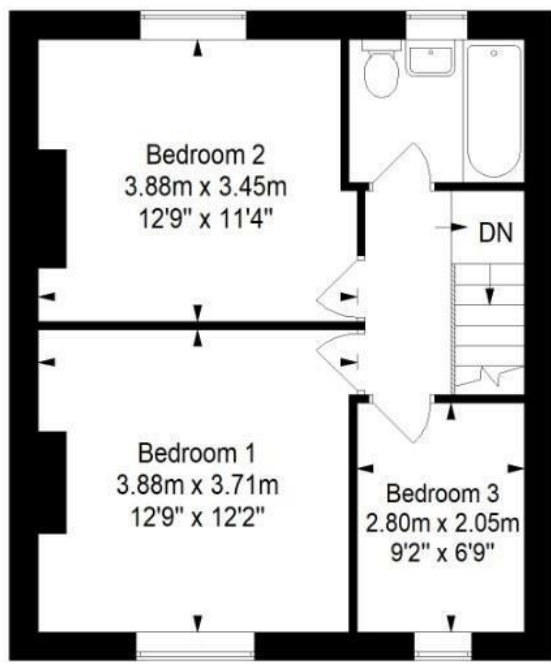


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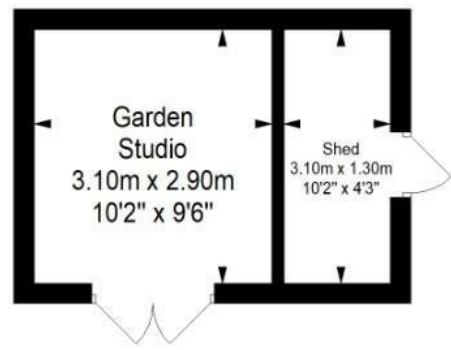
Approximate Gross Internal Area = 109.2 sq m / 1175.5 sq ft  
 (Excludes Garden Studio)  
 Garden Studio = 13.5 sq m / 145.3 sq ft  
 Total Area = 122.7 sq m / 1320.8 sq ft



**Ground Floor**



**First Floor**



**Out Building**

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			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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