



30 Lansdown Road, Redland

Guide Price £775,000

RICHARD
HARDING



30 Lansdown Road,

Redland, Bristol, BS6 6NS

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An incredibly inviting and versatile 4 bedroom period family home situated in the heart of Redland and enjoying a wonderful 29ft x 15ft through kitchen/dining/living space with double doors seamlessly accessing a south westerly facing rear garden.

Key Features

- Attractive stone façade and tasteful décor throughout, as well as double glazed sash style windows and plenty of retained period character.
- Prime location in the heart of Redland, equidistant between Whiteladies Road and Gloucester Road, with the lovely independent shops, restaurants and cafes of Chandos Road on the doorstep. Local schools include St John's Primary, Cotham Gardens Primary and Cotham Secondary School, making it a great location for young professionals and families alike.
- Gorgeous south westerly facing level rear garden – a real suntrap and additional courtyard front garden with bespoke built in bicycle and recycling storage.
- A most attractive and well-located Victorian period home with superb social living space leading directly out onto a sunny garden.





GROUND FLOOR

APPROACH: via steps leading up to the main front door, leading beside a landscaped courtyard front garden with bespoke built in bin recycling and bicycle storage.

ENTRANCE HALLWAY: high ceilings with ceiling cornicing, feature archway, radiator, inset floor mat, staircase rising to first floor landing and descending to the lower ground floor. Doors lead off to bedroom 3 and bedroom 4.

BEDROOM 3: (rear) (16'1" max into chimney recess x 11'8") (4.89m x 3.55m) a large double bedroom with wonderful high ceilings, ceiling cornicing and central ceiling rose, double glazed sliding sash style window to rear, overlooking the rear garden, exposed stripped floorboards, period fireplace with gas fire, radiator and door accessing a recessed wardrobe with built in hanging rail.

BEDROOM 4: (front) (12'3" max into chimney recess x 11'8") (3.73m x 3.56m) a double bedroom with high ceilings, ceiling cornicing, double glazed sash style window to front, exposed stripped floorboards, feature fire surround and hearth, door accessing a generous recessed storage cupboard with built in shelving.

FIRST FLOOR

LANDING: spacious L shaped landing with plenty of natural light provided by the Velux skylight window over, doors lead off to bedroom 1, bedroom 2 and family bathroom/wc.

BEDROOM 1: (front) (16'0" max into chimney recess x 11'10") (4.88m x 3.60m) large double bedroom with high ceilings, double glazed sliding sash style window to front, radiator and door accessing generous recessed storage cupboard.

BEDROOM 2: (rear) (11'7" x 9'2") (3.52m x 2.78m) a double bedroom with sliding double glazed sash style window to rear, period fireplace, radiator and door accessing a useful recessed storage cupboard housing the Worcester boiler.

FAMILY BATHROOM/WC: (11'9" x 6'6") (3.58m x 1.98m) a good sized family bathroom with a white suite comprising panelled bath, corner shower enclosure with system fed shower, low level wc and pedestal wash basin, heated towel rail, loft hatch and sliding double glazed sash style window to rear.

LOWER GROUND FLOOR

A modern beech staircase descends into the centre of a large sociable through kitchen/dining room (29'5" x 15'2" max into recess) (8.97m x 4.62m) described in two sections as follows:

KITCHEN/DINING AREA: modern fitted kitchen comprising base and eye level cupboards and drawers with a quartz worktop over and inset 1½ bowl sink and drainer unit, integrated appliances including a Neff double oven, 4 ring gas hob and a fridge. Ample space for dining table and chairs, two large Crittall style double glazed doors to rear providing a seamless access out onto the south westerly facing rear garden, radiator and wall opening connecting through into the utility area and ground floor cloakroom/wc. The kitchen is also open through to the:

LIVING AREA: a generous living space with a sociable connection through to the kitchen with a gas stove, double glazed sliding sash window to front, ample space for seating furniture, useful independent lower ground floor front door, offering flexibility and access out onto the front garden, radiator and wood laminated flooring.

UTILITY AREA: (accessed off the kitchen) (6'2" x 5'6") (1.88m x 1.68m) a range of base level units with inset sink and plumbing and appliance space for washing machine with door through to a ground floor cloakroom/wc.

CLOAKROOM/WC: low level wc, wash hand basin and window to side.



OUTSIDE

FRONT GARDEN: low maintenance courtyard front garden mainly laid to paving with attractive stone boundary wall with wrought iron railings over. There is a bespoke slatted timber bicycle and bin storage and a few steps leading down to a covered entrance where there is a part glazed stable style door leading directly into the lower ground floor with steps running up to the main front door over and understairs shed storage.

REAR GARDEN: (approx. 26ft x 16'0" max) (7.92m x 4.88m) a level south westerly facing garden mainly laid to artificial grass with raised flower borders framing it containing various shrubs. There is a paved private seating area closest to the kitchen, outdoor tap, garden shed and attractive stone and fenced boundary walls.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.

- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

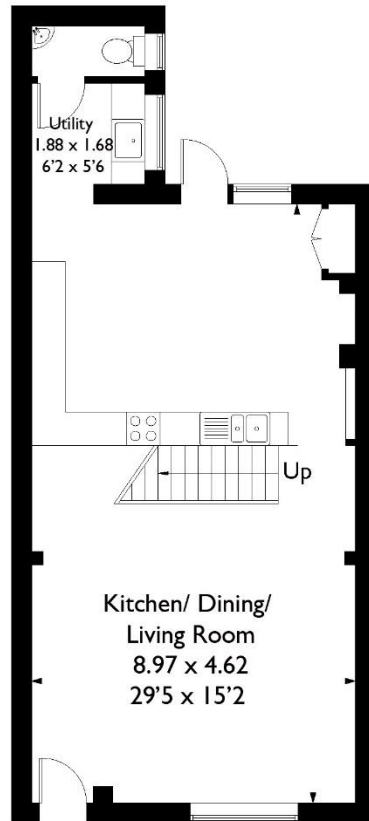
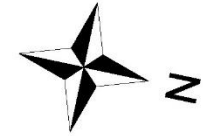
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



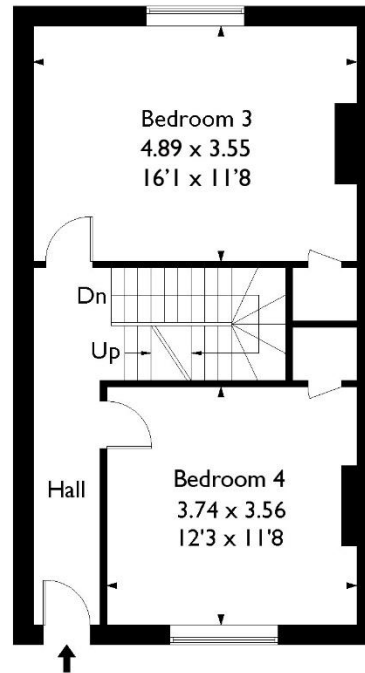


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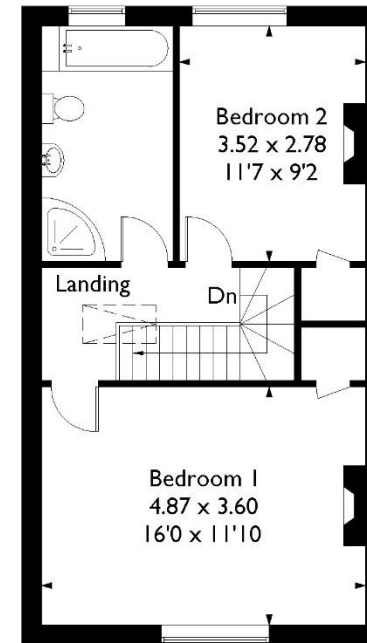
Approximate Gross Internal Area = 134.62 sq m / 1449.03 sq ft



Lower Ground Floor



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.