



35 Carnarvon Road, Redland  
Guide Price £1,200,000

RICHARD  
HARDING

# 35 Carnarvon Road, Redland, Bristol, BS6 7DS

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A classic late Victorian period semi-detached house of character, circa 3,000 sq. ft., with exciting potential to improve and update to suit one's own requirements with off-street parking for two cars and a charming 44ft rear garden having southerly aspects. Located within 500 metres of Redland Green Secondary School.

Big bright rooms with high ceilings full of natural light and retaining fine period features including many fireplaces, ornate moulded plasterwork and tall sash windows- a splendid house generously endowed in all respects.

A highly prized location - a friendly neighbourhood close to two local parks (Cotham Gardens and Redland Green). Close to Redland Green Secondary School and close to shops on the Gloucester Road as well as easy access to the Downs/Whiteladies Road and city centre. Redland train station just a short stroll away giving easy access to Bristol Temple Meads.

Having been in the same family's ownership for two generations and in recent times let as seven self-contained apartments (with seventh set aside for house manager) generating circa £70,000 per annum. The house remains on one council tax with Bristol City Council and one utility provider. The conversion was done with the utmost sympathy and retains and incredible amount of original character.

Externally, there is off-street parking for two cars and a charming wall rear garden (circa 44ft x 30ft) - south east facing with open aspect to the south/south west.

To be sold with no onward chain making a prompt most possible.

## **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: G

**PLEASE NOTE:**

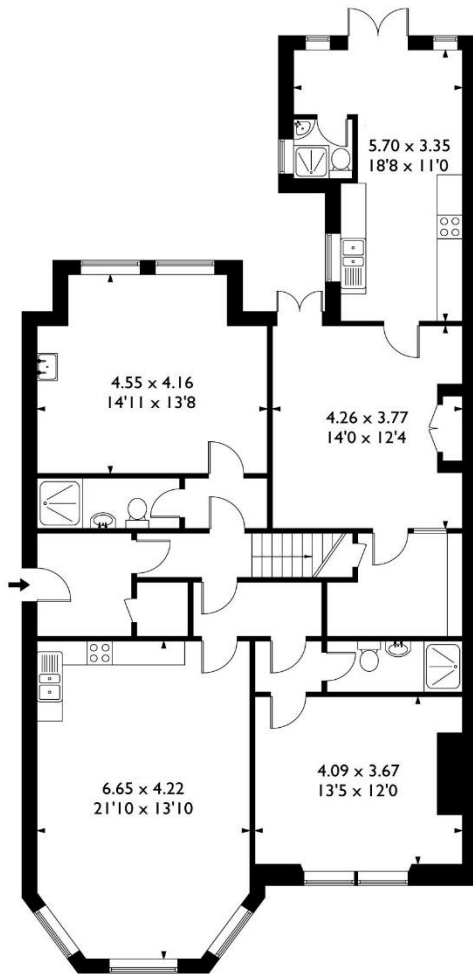
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

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

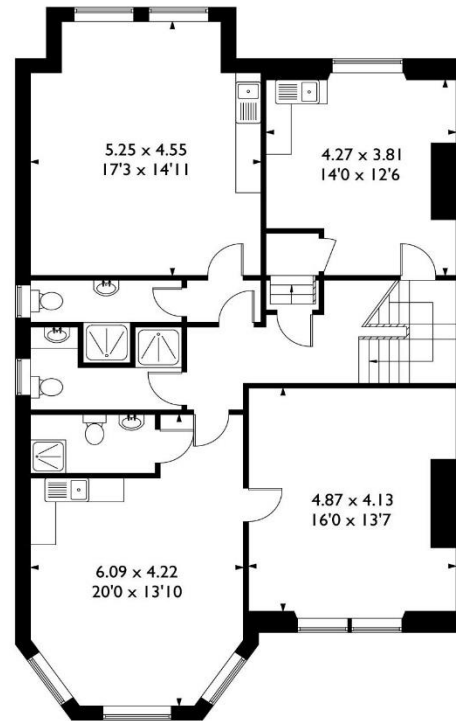
**EPCs for each of the apartments are available upon request.**

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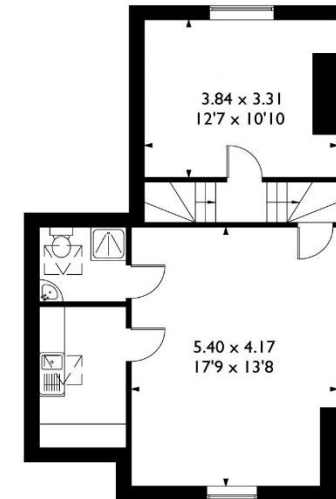
Approximate Gross Internal Area 276.20 sq m / 2973.30 sq ft



Ground Floor



First Floor



Second 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.