



4 Stones Court, Redland Road
Guide Price £675,000

RICHARD
HARDING



4 Stones Court, Redland Road,

Redland, Bristol, BS6 6YA

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A practical and well-presented 4 bedroom, 2 bath/shower room modern townhouse with sunny south westerly facing courtyard garden and allocated parking space, located 400 metres from Redland Green School, and offered with no onward chain.

Key Features

- **Excellent location within easy reach of Whiteladies Road, Chandos Road and the Downs.**
- **Ground Floor:** entrance hall, dining room/bedroom 4, kitchen, utility, cloakroom/wc.
- **First Floor:** bay fronted sitting/dining room, bedroom 2, airing cupboard and bathroom/wc.
- **Second Floor:** bedroom 1 with en-suite shower room/wc, bedroom 3 and study/nursery.
- **Outside:** off street parking space and private low maintenance south westerly facing courtyard garden.





GROUND FLOOR

ENTRANCE HALLWAY: stairs lead up to split level landing, radiator, understairs storage cupboard, doors lead to dining room/bedroom 4, kitchen, cloakroom/wc, 2 ceiling light points, stairs return and lead to first floor.

DINING ROOM/BEDROOM 4: (16'3" x 9'11") (4.95m x 3.03m) (currently arranged as a double bedroom) box bay to front elevation comprising of wooden sash double glazed windows, 2 ceiling light points, cornicing, radiator.

KITCHEN: (12'8" x 8'11") (3.87m x 2.72m) fitted with a matching range of wall, base and drawer units with roll edged laminated worktops over, tiled splashbacks, built in fridge/freezer, integrated double oven with gas hob and extractor fan over, space for dishwasher, stainless steel 1½ bowl sink with drainer unit to one side and mixer tap over, wall mounted Worcester boiler concealed in kitchen unit, inset ceiling downlighters, double glazed sash window overlooking the rear garden, coving, door leading to:

UTILITY ROOM: fitted with wall and base units with roll edged laminate worktop over, tiled splashback, single bowl stainless steel sink with drainer unit to one side, plumbing for washing machine, space for tumble dryer, ceiling light point, coving, wall mounted vertical chrome radiator, sash window to rear elevation, double glazed door leading out onto rear courtyard garden.

CLOAKROOM/WC: low level wc, wash hand basin, tiled splashback, ceiling light point, moulded skirting boards.

FIRST FLOOR

Stairs rise from ground floor into sitting/dining room.

SITTING/DINING ROOM: (16'3" x 15'11") (4.95m x 4.85m) box bay window to the front elevation comprising wooden double glazed sash windows plus additional double glazed sash window to one side, 3 ceiling light points, coving, radiator, gas feature fireplace (this fireplace is capped), tall moulded skirting boards, stairs leading to split level landing where doors lead to bedroom 2, family bathroom/wc and airing cupboard.

BEDROOM 2: (12'8" x 8'11") (3.86m x 2.73m) a double bedroom with built in wardrobes, ceiling light point, double glazed wooden sash window overlooking the rear elevation, coving, radiator, moulded skirting boards.

FAMILY BATHROOM/WC: a modern white bathroom suite comprising of low level wc, wash hand basin set on vanity unit with storage beneath, panelled bath with waterfall shower over and separate detachable hand held shower attachment, tiled surrounds, ceiling light point, extractor fan, shaver socket, obscured wooden double glazed window to rear elevation, wall mounted chrome towel radiator, tile effect vinyl flooring.

SECOND FLOOR

LANDING: stairs rise from first floor landing to second floor half landing with radiator, door leading to bedroom 1, further staircase rises to bedroom 3 and study/nursery.

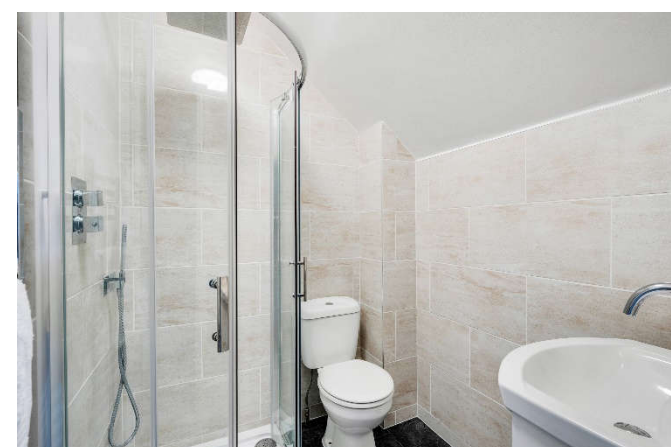
BEDROOM 1: (16'2" x 9'10") (4.93m x 2.99m) a double bedroom with 2 wooden double glazed sash windows to front elevation, ceiling light point, radiator, moulded skirting boards, door leading to:

En Suite Shower Room/wc: a modern white suite comprising low level wc, wash hand basin set on vanity unit, corner shower enclosure with waterfall shower and detachable hand shower over, ceiling light point, extractor fan, tiled surrounds, wall mounted chrome towel radiator, tile effect vinyl flooring.

BEDROOM 3: (11'4" x 7'10") (3.45m x 2.38m) large raised area currently arranged as a sleeping deck, inset ceiling downlighters, ceiling light point, coving, double glazed wooden sash window overlooking the rear elevation, eaves storage, loft access, radiator, moulded skirting boards.

STUDY/NURSERY: (8'0" x 7'6") (2.44m x 2.28m) ceiling light point, coving, wooden double glazed sash window to rear elevation, radiator, moulded skirting boards.





OUTSIDE

FRONT GARDEN: small gravelled recess behind the front boundary wall.

REAR GARDEN: (circa 30ft x 16ft) (9.14m x 4.88m) a delightful south west facing patio garden with flower and shrub borders, large storage shed, enclosed by a mixture of stone wall and fenced boundaries and side gate which leads directly to off street parking space, outside light and tap. Remote controlled awning.

OFF STREET PARKING: one allocated space directly in front of the gates to the rear garden of the subject property and accessed via an archway between the two houses to the left hand side of the property.

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.

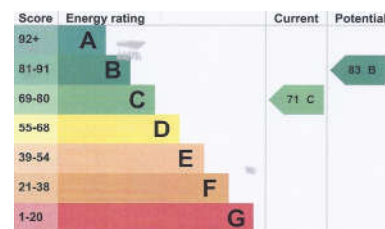
TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

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

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.



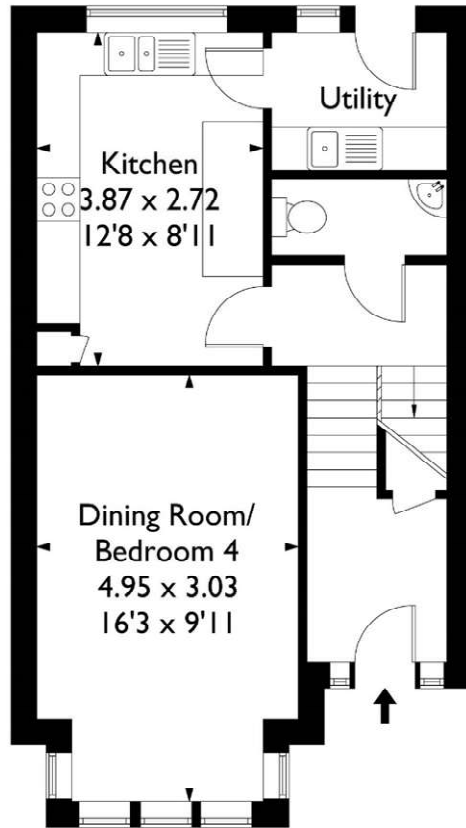
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



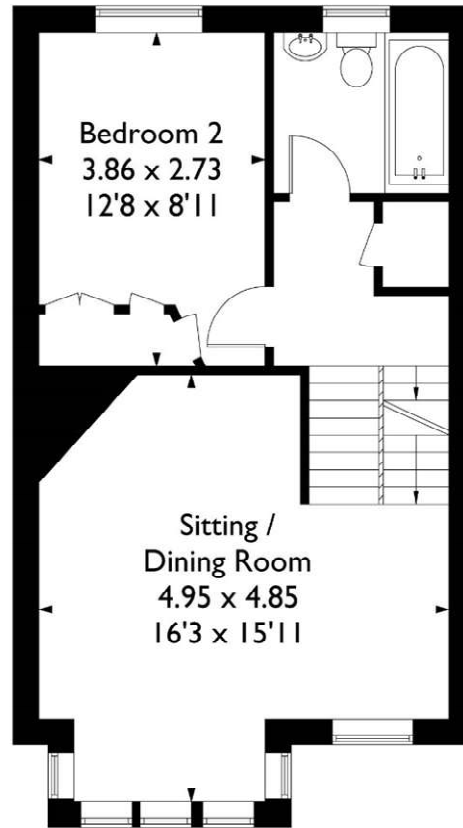


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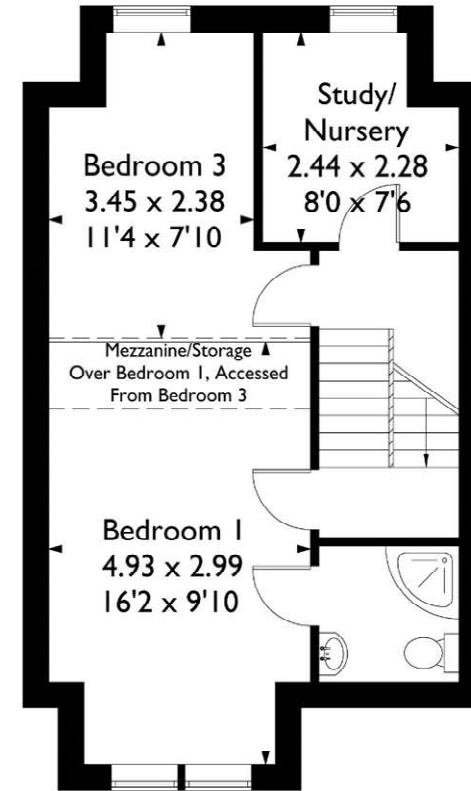
Approximate Gross Internal Area | 116.30 sq m / 1251.70 sq ft



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.