

5 Elliston Road, Redland
Guide Price £995,000

RICHARD
HARDING



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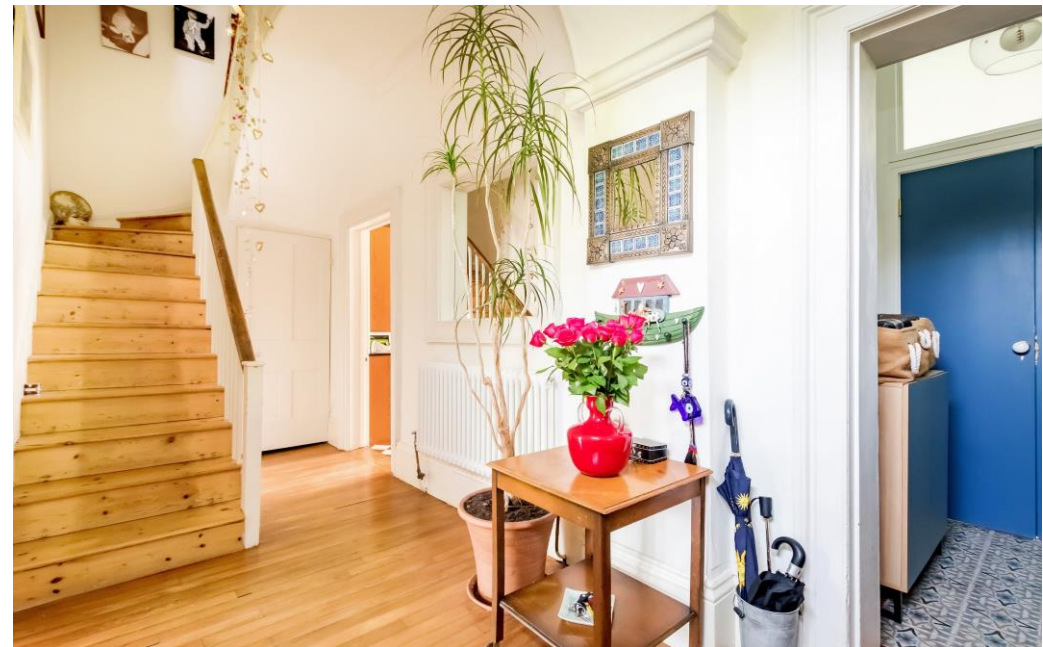
Redland, Bristol, BS6 6QF

RICHARD
HARDING

A superb well located spacious 4 double bedroom family home occupying the upper three floors of this attractive period building, enjoying its own private entrance, a glorious south-westerly facing rear garden and the incredibly rare advantage of garaging/hobby space, backing onto Clyde Mews.

Key Features

- Nestled in the heart of Redland, on an incredibly well regarded wide quiet road, just off Chandos Road with its excellent independent restaurants, whilst also being within easy reach of excellent schools including St Johns Primary, Cotham and Bristol Grammar. Handy for Whiteladies Road, Cotham Hill, Clifton Down train station and the green open spaces of Durdham Downs, Redland Green and Cotham Gardens park.
- Occupying the vast majority of this fine period building, with its own private entrance, plenty of accommodation, rear garden and garaging access off Clyde Mews.
- **Ground Floor:** central entrance hallway with understairs storage and recessed cloaks area with adjoining utility/wc, glorious bay fronted sitting room, separate kitchen/dining room with French doors accessing a south-westerly facing rear garden.
- **First Floor:** landing, two good sized double bedrooms (one with en-suite) plus a family bathroom.
- **Second Floor:** landing, two further double bedrooms (one with en-suite).
- **Outside:** the property enjoys a wonderful south-westerly facing peaceful walled rear garden with an incredibly rare garage plus additional workshop/store, offering development potential (subject to consents) and valuable parking/storage.
- An incredibly inviting and civilised period home with lovely room proportions, a calm atmosphere and a superb sunny garden.





GROUND FLOOR

APPROACH: via pathway leading to steps up to the main front door of the property.

ENTRANCE HALLWAY: (16'5" x 6'1") (5.00m x 1.85m) high ceilings with ceiling coving and feature archway, window to side provides natural light, parquet style wood flooring, period style radiator, staircase rising to first floor landing with generous understairs storage cupboard. Fuse box for electrics. Doors flow off the hallway through to the glorious bay fronted sitting room, kitchen/dining room. Walk-through cloaks storage area with double doors leading into a utility room/wc.

SITTING ROOM: (front) (17'10" max into bay x 17'3" max into chimney recess) (5.43m x 5.27m) high ceilings with ceiling cornicing and central ceiling rose, picture rail, attractive box bay to front comprising sash windows with impressive built-in wooden shutters, lovely exposed stripped floorboards. An impressive fireplace with wood burning stove and ornate stone surround and mantle. Radiator. Wall opening accessing a walk-in recessed storage cupboard, with built-in bookcase shelving.

KITCHEN/DINING ROOM: (rear) (17'3" max into chimney recess x 11'9") (5.27m x 3.58m) a large sociable kitchen/dining room with high ceilings, ceiling cornicing, central ceiling rose and picture rail. Range of base level kitchen units with granite worktop over and inset double sink unit. Integrated appliances including Neff oven, 4 ring gas hob and chimney hood over. Integrated fridge. Tiled flooring, period radiator. Central French doors with double glazing providing access onto a south-westerly facing decked terrace, which in turn leads down to the pretty rear garden.

UTILITY/WC: plumbing for washing machine with worktop over and inset stainless steel sink, low level wc, tiled floor, window to rear, wall mounted Vaillant gas central heating boiler.

FIRST FLOOR

LANDING: a central landing with staircase continuing up to the second floor. Doors leading off to bedroom 1, bedroom 2 and family bathroom.

BEDROOM 1: (rear) (17'2" max into chimney recess x 11'8") (5.22m x 3.56m) a large double bedroom with high ceilings, ceiling coving, exposed stripped floorboards, contemporary upright radiator. Large double glazed sash window to rear, overlooking the sunny rear garden. Door leads off the principal bedroom into:-

En-Suite: which could do with updating into a smart en-suite shower room or change to be a walk-in wardrobe.

BEDROOM 2: (front) (17'4" max into chimney recess x 13'2") (5.28m x 4.01m) a large double bedroom with two attractive feature arched sash windows to front, exposed stripped floorboards, radiator. Feature fireplace with tiled hearth. Doorway accessing walk-in wardrobe area.

FAMILY BATHROOM/WC: (12'10" x 4'2") (3.91m x 1.27m) white suite comprising panelled bath with mixer taps, shower attachment and further system fed shower over, low level wc, pedestal wash basin, dual aspect sash windows to front and side provide plenty of natural light. Part tiled walls, tiled floor, radiator.

SECOND FLOOR

LANDING: a central landing with small Velux skylight window over, providing plenty of natural light. Doors off to bedroom 3 and bedroom 4.

BEDROOM 3: (17'3" max into chimney recess x 11'9") (5.26m x 3.58m) a large double bedroom to the rear of the property with a south-westerly facing double glazed sash window, overlooking the rear garden. Radiator. Door accessing:-

En-Suite Shower Room/WC: (5'7" x 3'6") (1.70m x 1.07m) a shower enclosure, low level wc with concealed cistern, small wash hand basin set into a counter beside. Part tiled walls, tiled floor, small loft hatch.

BEDROOM 4: (front) (17'3" max into recess x 13'4") (5.26m x 4.06m) a double bedroom with an attractive fireplace, exposed stripped floorboards, sink, radiator, feature arched sash window to front.





OUTSIDE

REAR GARDEN: (approx. 30ft x 27ft plus raised decked terrace) (9.14m x 8.23m) a glorious level south-westerly facing rear garden with central paved section, lawned area, raised rockery flower borders containing various plants and shrubs, raised sun terrace closest to the kitchen/dining area, handy gated pathway out onto Clyde Mews behind. Door accessing:-

GARAGE & WORKSHOP/STORE: the property has the rare advantage of a good sized garage and adjoining workshop/store (could be converted back to another garage), accessed off Clyde Mews cul-de-sac behind; an incredibly rare advantage in Redland.

Garage: (18'7" x 11'0") (5.67m x 3.35m) a generous single garage with stable style door accessing the rear garden. Electric up and over door. Door opening through to:-

Workshop/Store: (17'5" x 12'6") (5.32m x 3.81m) adjoining the garage a further large internal space which could be either converted back to garaging or additional work/hobby space from home, subject to any required improvements and consents.

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 with a perpetual yearly rent charge of £5.0s.0d p.a. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 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.



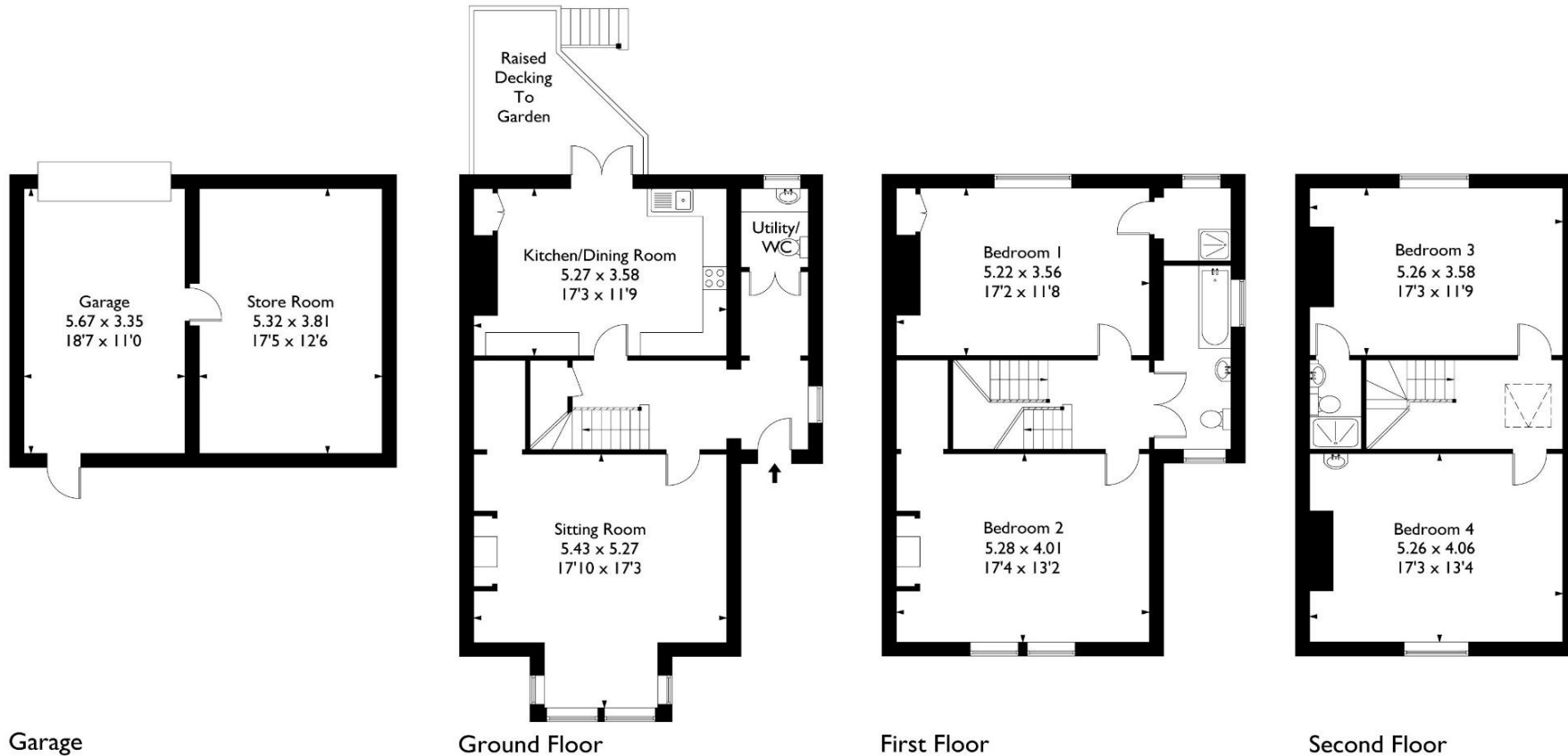


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Approximate Gross internal Area = 176.2 sq m/ 1896.6 sq ft

Garage/Store Room = 39.8 sq m/ 428.7 sq ft

Total = 216.0 sq m/ 2325.3 sq ft



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.