



25 Redland Park, Redland
Guide Price £1,195,000

RICHARD
HARDING



25 Redland Park,

Redland, Bristol, BS6 6RZ

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A handsome and rather special 4 double bedroom, 4 reception room bay fronted semi-detached Victorian period family townhouse, circa 1,880 sq. ft., over two floors with wrap around corner plot gardens and off street parking/garage in a prime location within 300 metres of Whiteladies Road.

Key Features

- Full of character with many nice touches and numerous period features including fireplaces, sash windows, ceiling cornices and attractive bay windows to the two principal reception rooms.
- Arranged over just two floors with a lovely atmosphere and flow. Good sized rooms, high ceilings and ample fenestration all contribute to a sense of space and light.
- Coveted prime central and convenient location: ideally placed to enjoy all the benefits of city life in a friendly neighbourhood so handy for Whiteladies Road/Blackboy Hill, The Downs, Redland Green park nearby and with easy access to the city centre, Clifton Village, lively Gloucester Road, Bristol University and Park Street environs, main city hospitals, the BBC and numerous private and state schools. Redland and Clifton Down local train stations within easy reach. So many amenities and facilities are on hand nearby or are readily available within a reasonable distance.
- **Ground Floor:** reception hall, cloaks/wc, sitting room, study/snug, family/dining room, breakfast room, kitchen.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4, bath and shower room/wc and further separate shower/wc.
- **Outside:** small off street parking space in front of a single garage. (The garage has been divided internally by the owners to create 2 distinct areas: a garden room and a storage room). The house is set centrally in a rectangular plot with approx. **50ft** frontage to Redland Park and approx. **65ft** return frontage to Elgin Park and the wrap around gardens have a further courtyard.





GROUND FLOOR

APPROACH: via a gate and pathway to the main entrance door.

RECEPTION HALL: (overall dimensions inclusive of staircase 23'10" x 6'10") (7.26m x 2.08m) front door with inset stained glass leaded lights set in an arched Bath stone portico with fanlight and outside light, ceiling cornice, dado rail, traditional staircase with handrail and balustrade rising to first floor, servants bell panel (only the front door bell functions), two period style gas lamps, gas meter cupboard, cast iron radiator, cupboard understairs with electricity meter, trip switches etc, door with etched and stained glass to:-

CLOAKS/WC: (6'11" x 2'7") (2.11m x 0.79m) cast iron radiator, period style suite, high level flush wc, corner hand basin.

SITTING ROOM: (17'1" max into bay x 16'8" max into chimney recess) (5.21m x 5.09m) ceiling cornice, dual aspect fenestration - a wide semi-circular front bay with sash windows and low level shutters plus single sash window to the side, fine period fireplace surround and overmantel with tiled insert and fire basket.

STUDY/SNUG: (front) (11'2" min excluding bay x 9'8" max into chimney recess) (3.40m x 2.95m) ceiling cornice, dado rail, shallow bay with sash window, period fireplace surround/overmantel with iron/tiled insert and low level hob grate, exposed floorboards, book/display shelves built into both chimney recesses, cast iron radiator.

FAMILY/DINING ROOM thro' to BREAKFAST ROOM: (rear) (overall combined thro' dimension of approx. 31ft/9.45m max into bay) exposed floorboards throughout, glazed folding double opening doors separate these two rooms which are described separately as follows:-

Family/Dining Room: (rear) (22'8" max into bay x 11'4") (6.90m x 3.45m) ceiling cornice, fine chestnut wood panelling to dado rail, handsome marble period fireplace surround/overmantel with iron/tiled insert and fire basket, exposed floorboards, dual aspect fenestration - a wide semi-circular side bay with sash windows and a French window with stained glass overlights opening to the rear courtyard.

Breakfast Room: (rear) (11'4" x 9'2") (3.45m x 2.80m) ceiling cornice, dado rail, cast iron radiator.

KITCHEN: (rear) (12'7" x 11'1") (3.84m x 3.37m) Poggenpohl range of base units and wall mounted units incorporating drawers, cupboards and work surfaces, sink unit with mixer tap, drainer and 'insinkerator', built in fridge/freezer. Gaggenau electric oven and separate microwave oven, Gaggenau gas hob and induction hob plate warmer, built in dishwasher, tall wine fridge, contemporary radiator, Viessmann gas boiler (serves ground floor), Velux opening skylight windows, twin sash windows, stable door out to courtyard garden.

FIRST FLOOR

LANDING: ceiling cornice, ceiling access hatch to a part boarded and insulated roof space with drop down ladder.

BEDROOM 1: (front) (16'8" x 10'7" min) (5.09m x 3.22m) ceiling cornice, triple sash windows, range of built-in wardrobes, radiator.

BEDROOM 2: (12'4" max x 11'4" min excluding bay) (3.76m x 3.45m) sash window, built-in wardrobes, radiator.

BEDROOM 3: (rear) (11'5" min excluding bay x 9'11") (3.49m x 3.02m) period fireplace, shallow bay with sash window with built in shutters, built in wardrobe.

BEDROOM 4: (front) (10'11" min excluding bay x 9'8" max into chimney recess) (3.34m x 2.95m) picture rail, shallow bay with sash window with built in shutters, painted floorboards, radiator.

BATH & SHOWER ROOM/WC: (side) (11'0" x 8'10") (3.35m x 2.69m) white suite comprising period style wash hand basin and low level wc, freestanding bath with central tap and handheld shower attachment, separate mains fed tiled shower, sash windows to side elevation, radiator, cupboard housing second gas boiler.

SEPARATE SHOWER ROOM/WC: white suite with low level wc, wash hand basin with storage unit, tiled shower with large drench rose, heated towel rail and ceiling downlights.





OUTSIDE

OFF STREET PARKING SPACE: currently space for one small vehicle on the concrete hardstanding in front of the garage, within the front garden accessed from the frontage on Elgin Park.

GARAGE: the single garage has been divided internally to provide 2 distinct areas:-

Garden Room (rear) (9'0" x 6'11") (2.74m x 2.12m) high level storage, power and light, sliding double glazed doors onto the courtyard.

Storage Area (front) (9'2" x 7'7") (2.80m x 2.30m) accessed via up and over door.

GARDEN: (overall approx. plot size including the house 50ft/15.24m frontage x 65ft/19.81m return frontage on Elgin Park). The gardens wrap around three sides of the property. The front and side areas have low boundary walls surmounted by iron railings and now overgrown by mature privet and laurel hedges interspersed with various other foliage. There is also a fenced side boundary to the front garden of the adjoining semi-detached house. Near this boundary is a log store and throughout the front and side areas there are small lawned areas with flower beds and numerous specimen and small ornamental trees, various shrubs and bushes. On the frontage to Elgin Park an iron gate and pathway lead to the main entrance door at the side of the property and there is a separate access to the off street parking space hardstanding. Beside the house itself there is a flagstone side courtyard (approx. 16ft x 13ft) (4.88m x 3.96m) ideal for sitting out accessed directly from both the family/dining room and kitchen. Outside tap, outside light.

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: F

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		79 C
55-68	D	57 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.



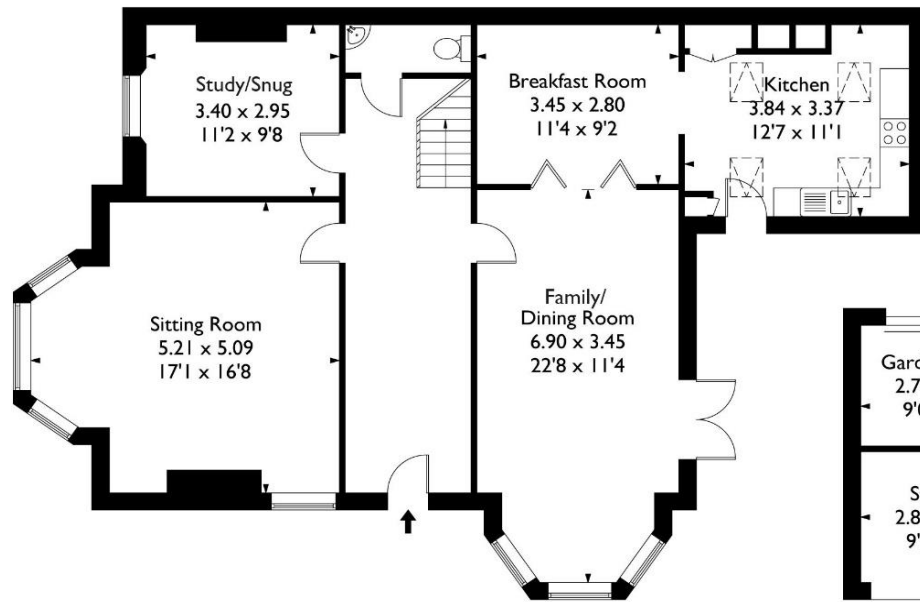
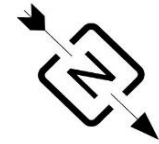


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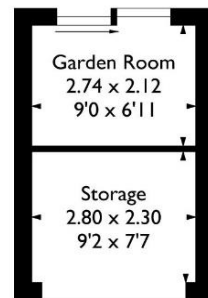
Approximate Gross Internal Area 174.6 sq m / 1879.3 sq ft

Garage/Garden Store Area 12.5 sq m / 134.9 sq ft

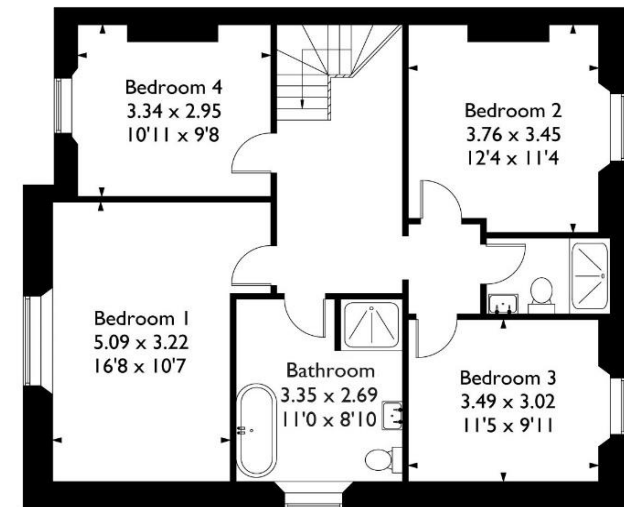
Total Area 187.1 sq m / 2014.2 sq ft



Ground Floor



Detached 'Garage'
(not shown actual
location/orientation)



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.