



4 Dugar Walk, Redland

Guide Price £675,000

RICHARD  
HARDING



# 4 Dugar Walk,

Redland, Bristol, BS6 7DH

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A bright and welcoming 3 bedroom, 2 reception room 1930's family home situated on a peaceful cul-de-sac in a prime location for families, within just 300 metres of Redland Green School. Offered with no onward chain and enjoying good sized front and rear gardens.

## Key Features

- **Well-arranged accommodation over two floors with exciting further scope for cosmetic updating and a loft conversion (subject to any necessary consents).**
- **Ground Floor:** entrance hallway with exposed stripped floorboards, original staircase and understairs storage, bay fronted sitting room, good sized second reception room and separate kitchen/breakfast room, with access out onto the rear garden.
- **First Floor:** landing with access into the loft space, 3 bedrooms (2 double and 1 single), a bathroom and separate wc.
- **Outside:** pretty front garden laid to lawn with central mature apple tree and good sized tiered rear garden enjoying lovely views from the upper levels.
- **Great location for families, on a peaceful cul-de-sac within close proximity (circa 300 metres) of the highly regarded Redland Green School. Gloucester Road with its many shops, restaurants, cafes and bus connections is also nearby as is Waitrose supermarket, the Orpheus Cinema and the green spaces of Redland Green Park and Durdham Downs.**
- **A prompt and convenient move is possible with this well-located home offering great potential.**





## **GROUND FLOOR**

**APPROACH:** via a few steps leading up to a pathway leading beside a pretty front garden towards the covered entrance and main front door to the house.

**ENTRANCE HALLWAY:** (13'3" x 6'9" max inclusive of stairwell) (4.04m x 2.06m) an original 1930's staircase rising to first floor landing, exposed stripped floorboards, radiator, high ceilings, understairs storage cupboard with built in coat hooks and shelving and original stripped pine period doors leading off to the sitting room, reception 2/family room and kitchen/breakfast room.

**SITTING ROOM:** (front) (13'10" max into bay x 12'0" max into chimney recess) (4.22m x 3.66m) a light and airy sitting room with high ceilings, wide bay to front comprising double glazed windows, exposed stripped floorboards, radiator, feature fireplace with gas fire and back boiler with built in shelving to chimney recess to either side.

**RECEPTION 2/FAMILY ROOM:** (16'1" max x 11'0" max into chimney recess) (4.89m x 3.34m) a good sized second reception room with double glazed window to rear, overlooking the rear garden, a period tiled fireplace, built in shelving to alcove, exposed stripped floorboards and a radiator.

**KITCHEN/DINING ROOM:** (14'3" x 7'10") (4.35m x 2.38m) a fitted kitchen comprising base and eye level cupboards and drawers with roll edged laminated worktops over, integrated appliances including electric oven, 4 ring gas hob and extractor fan, further appliance space and plumbing for washing machine, slimline dishwasher and fridge/freezer. Space for breakfast table and chairs, radiator, inset spotlights, high level double glazed window to rear and further double glazed window and part double glazed door to side, accessing the rear garden.

## **FIRST FLOOR**

**LANDING:** a spacious landing with loft hatch providing access to a generous loft storage space, which may provide potential for loft conversion (subject to any necessary consents), doors lead off to bedroom 1, bedroom 2, bedroom 3, family bathroom and separate cloakroom/wc.

**BEDROOM 1:** (front) (13'9" max into bay x 11'0") (4.19m x 3.35m) a double bedroom with wide bay to front offering an open outlook, an attractive period tiled fireplace, picture rail and radiator.

**BEDROOM 2:** (rear) (12'1" x 10'6" max into chimney recess) (3.67m x 3.19m) a double bedroom with high ceilings, radiator, an attractive period fireplace and double glazed window to rear, overlooking the rear garden.

**BEDROOM 3:** (front) (8'9" x 8'1") (2.67m x 2.45m) double glazed window to front, picture rail and radiator.

**BATHROOM:** a white suite comprising panelled bath with electric shower over, wash basin, original art deco style tiled walls, tiled floor, heated towel rail and double glazed window to rear.

**SEPARATE WC:** low level wc and double glazed window to rear.

## **OUTSIDE**

**FRONT GARDEN:** (approx 22ft x 20ft) (6.71m x 6.10m) lawned front garden with central mature apple tree, pathway and steps leading up to the front door with flower border beside, an attractive stone front boundary wall.

**REAR GARDEN:** (approx 65ft x 20ft) (19.81m x 6.10m) a good sized tiered rear garden with lawn section and terraced seating area over, enjoying fabulous cityscape views over the rooftops of neighbouring buildings and enjoying plenty of the day's sunshine, mature Magnolia tree, Wisteria and other plants and shrubs, small built in garden store closest to 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.

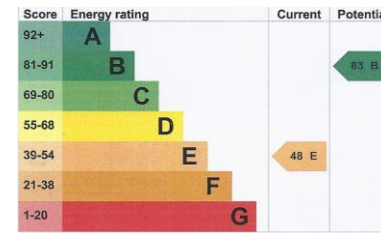
**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: D





**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.

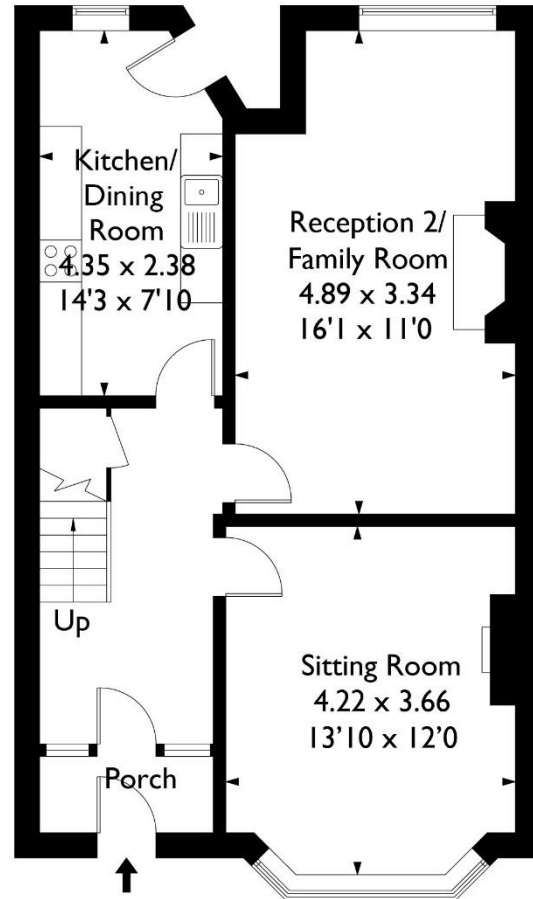
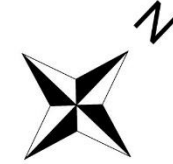


**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

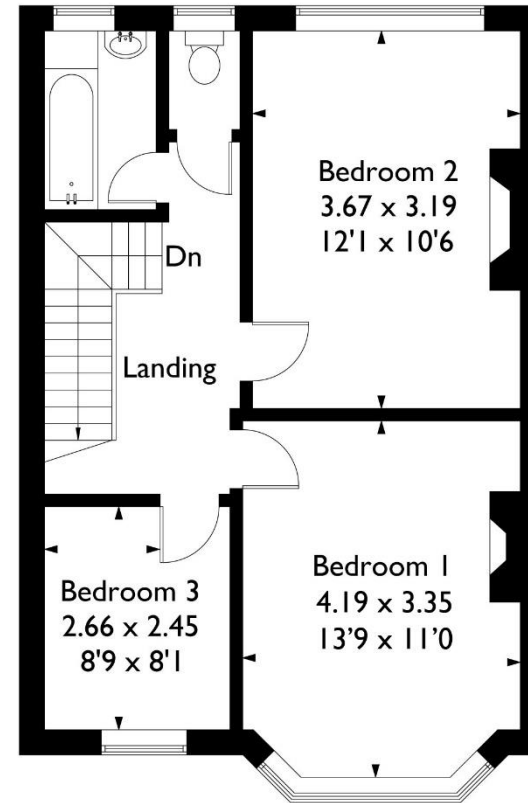




Dugar Walk, Redland, Bristol, BS6 7DH  
Approximate Gross Internal Area = 102.36 sq m / 1101.79 sq ft



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.