



24 Woodstock Avenue, Redland
Guide Price £1,150,000

RICHARD
HARDING

24 Woodstock Avenue, Redland, Bristol, BS6 6EN

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An attractive 5 bedroom, 3 reception room, Victorian period family house (or investment property), with south west facing rear town garden and off street parking in a sought after road.

Key Features

- Currently tenanted the property has bright rooms on 2 main levels retaining a number of period features.
- An exciting opportunity for those wishing to put their own stamp on a conveniently located family home.
- Highly prized location in a friendly neighbourly community conveniently placed for easy access to Whiteladies Road, the city centre and University/Hospital areas; local park nearby at Cotham Gardens; Cotham Gardens Primary, St Peter & Paul RC Primary and Cotham School within 0.5 miles and a wide selection of excellent independent schools available in the area
- **Ground Floor:** entrance vestibule, reception hall, sitting room, study, dining room, kitchen, utility room, bathroom/wc (no. 2), cloakroom/wc
- **First Floor:** landing, bedroom 1, en suite shower room/wc, bedroom 2, bedroom 3, bedroom 4, bedroom 5, family bathroom/wc (no. 1)
- **Outside:** off street parking space within front garden and sunny south west facing rear garden
- The house has the benefit of an HMO licence and is currently let to 6 qualified doctors until 14 August 2024.
- Sold with no onward chain.

GROUND FLOOR

APPROACH: via block pavior forecourt parking area and side pathway to main front entrance door and outside electric light.

ENTRANCE VESTIBULE: ceiling coving, front door with glazed upper pane, dado rail, wooden floorboards with insert floor mat, sash window, fuse box, burglar alarm and fire alarm control boxes (each room has a smoke detector), large stained glass door opens into:-

RECEPTION HALL: (including staircase 12'9" x 7'5") (3.89m x 2.26m) ceiling cornice and rose, dado rail, radiator. Stripped wooden doors radiate to sitting room, dining room, study and cloakroom/wc. Staircase with stripped wooden balustrade rises to first floor landing.

CLOAKROOM/WC: low level wc and wall mounted wash hand basin.

SITTING ROOM: (19'5" into bay x 12'1" into chimney recess) (5.92m x 3.68m) ceiling cornice and rose, picture rail, bay window with 5 sash windows and stained glass upper panes, fireplace with surround, coal effect gas fire and marble hearth and two radiators.

STUDY: (16'2" max x 7'0" into chimney recess) (4.93m x 2.13m) ceiling cornice and rose, 2 sash windows to front elevation with stained glass upper pane, picture rail, period fireplace with cast iron insert and tiled reveals, radiator.

FAMILY/DINING ROOM: (19'0" into bay x 11'4" into chimney recess) (5.79m x 3.45m) ceiling cornice and rose, picture rail, large bay window with 3 sash windows, cast iron fireplace with marble surround and tiled reveals and slate hearth, steps lead down into:-

KITCHEN: (15'6" x 8'3") (4.72m x 2.51m) good range of base and wall mounted units with under cupboard lighting, rolled edge work surfaces and splashback, 1½ bowl stainless steel sink unit with drainer and mixer tap, 5 ring gas hob with filter hood, built in electric double oven, range style period fireplace with decorative surround, picture rail, ceiling cornice and rose and small top opening window with glass pane beneath to rear elevation, radiator, opening through to:-

UTILITY ROOM: (10'1" x 5'3") (3.07m x 1.60m) further range of base and wall mounted units with rolled edge work surfaces, under cupboard lighting, stainless steel sink unit with mixer tap and drainer, built in dishwasher, door to lobby, space for washing machine and dryer above. Door leads to:-

BATHROOM/WC NO. 2: (5'10" x 5'4") (1.78m x 1.63m) white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, window to side elevation, radiator and extractor fan.

FIRST FLOOR

LANDING: skylight, staircase rises from main reception hall via half landing with door off to bedroom 3, further doors off main landing to:-

BEDROOM 1: (front) (19'3" x 12'6") (5.87m x 3.81m) ceiling cornice and rose, picture rail, bay window with 5 sash windows, decorative fireplace and two radiators, door to:

En Suite Shower Room/WC: (7'3" x 7'0") (2.21m x 2.13m) walk in mains fed shower with drench rose shower with additional hand held shower head, large glass screen, wall mounted double white wash hand basin unit with mixer taps, corner positioned low level wc, under floor heated Fired Earth Chinese slate flooring and extensive Chinese slate wall tiling, heated towel rail, 2 sash windows to side elevation, ceiling spotlights and extractor fan.





BEDROOM 2: (rear) (12'9" into chimney recess x 11'10" into bay) (3.89m x 3.61m) ceiling cornice and rose, picture rail, bay window with 3 sash windows, two radiators, decorative fireplace.

BEDROOM 3: (rear) (located at lower mezzanine level off a half landing) (16'1" max x 8'7" max into chimney recess) (4.90m x 2.62m) ceiling cornice and rose, picture rail, sash window to rear elevation, decorative period style fireplace, heated towel rail. Cupboard housing Worcester Bosch gas boiler and shelving.

BEDROOM 4: (front) (15'7" x 7'1" into chimney recess) (4.75m x 2.16m) ceiling cornice and rose, picture rail, 2 sash windows to front elevation, radiator, decorative period style fireplace.

BEDROOM 5: (rear) (located at upper level) (16'0" x 8'7" into chimney recess (4.88m x 2.62m) ceiling skylight and sash window to rear elevation, radiator, decorative period style fireplace and staircase with balustrade rising to:

Raised Galleried Mezzanine Level: (20'10" measured into wall beneath sloping ceiling at min 2'7"/0.79m ceiling height x 7'5" measured into wall beneath sloping ceiling at a min of 2'4"/0.71m ceiling height) (6.35m x 2.26m) loft area with restricted headroom due to sloping ceilings - skylights to side and rear elevation, visible beams, door to useful loft storage area.

FAMILY BATHROOM/WC (NO. 1): (7'10" x 5'9") (2.39m x 1.75m) white suite with shower over panelled bath with mixer tap, double glazed sash window to side elevation, low level pedestal wc, wall mounted wash hand basin with mixer tap, heated towel rail, under floor heating, extensive wall tiling and floor tiles, ceiling downlighters. Extractor fan.

OUTSIDE

FRONT GARDEN AREA/OFF STREET PARKING: (circa 24'5" x 10'9") (7.44m x 3.28m) full width open paved forecourt area providing space for at least one vehicle off street, pathway leading to main front entrance door of house.

REAR GARDEN: (circa 36'0" x 18'0" widening to 24'0") (10.97m x 5.49m/7.32m) sunny south west facing patio garden with timber edged flower borders and raised deck area, brick and stone boundary walls and wooden gated side access. Outside light, tap, small timber shed and further:

Storage Shed/Workshop: (11'2" x 5'10") (3.40m x 1.78m) power and light, work surfaces with cupboard, 1½ bowl stainless steel sink unit with drainer and mixer tap.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

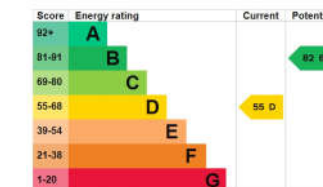
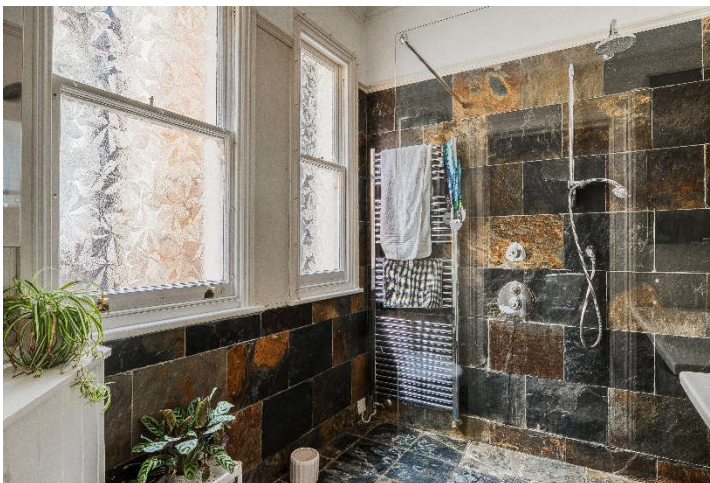
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is **Freehold and subject to a small (£7) historic annual rent charge which is no longer paid.** 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.



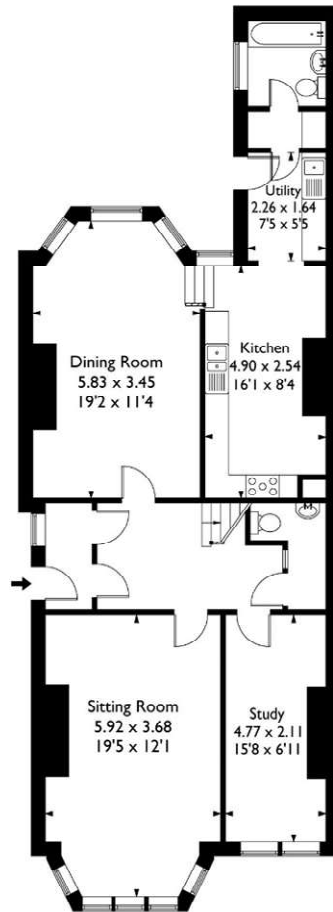
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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Approximate Gross Internal Area 193.7 sq m / 2085.4 sq ft



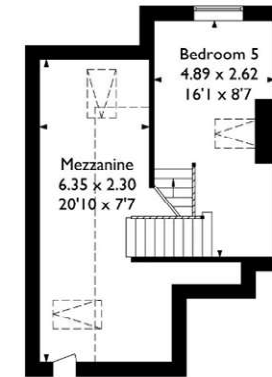
 = Reduced headroom below 1.5m / 5'0"



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.