



21 Brighton Road, Redland

Guide Price £700,000

RICHARD
HARDING



21 Brighton Road,

Redland, Bristol, BS6 6NU

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A great opportunity to purchase this well-arranged 4/5 bedroom Victorian period house in the heart of Redland.

Key Features

- **Currently let to 5 students, but sold with vacant possession from mid-August, enabling it to be purchased as a family home or ongoing rental investment property.**
- **Double glazed windows, solar panels and modern central heating boiler add to the property's excellent energy rating (Band B).**
- **Offered with no onward chain making a straight forward and prompt move possible.**
- **Situated just off Chandos Road - a highly desirable and central area of Bristol within easy reach of the university and Whiteladies Road.**
- **Flexible accommodation currently arranged as 5 bedrooms and 1 reception room, but equally would work well as 4 bedrooms and 2 reception rooms with a modern fitted kitchen leading out onto a level rear garden.**
- **A superb opportunity to purchase this well-kept investment property and transform it into a desirable family home.**





GROUND FLOOR

APPROACH: via pathway leading through the courtyard front garden to the main front door of the house.

ENTRANCE VESTIBULE: high ceilings with ceiling corning, wood laminated flooring with inset floor mat and part glazed door through to the entrance hall.

ENTRANCE HALLWAY: staircase rising to first floor landing with generous understairs storage cupboard, radiator, telephone point, wood laminated flooring, wall mounted thermostat for the central heating and doors leading off to the sitting room (currently used as a double bedroom), reception 2/family room.

SITTING ROOM: (front) (13'9" max into bay window x 12'10" max into chimney recess) (4.19m x 3.90m) bay window to front comprising double glazed windows, high ceiling with ceiling corning and original central ceiling rose, an attractive period fireplace, dado rail, radiator and door opening through to a recessed wardrobe.

RECEPTION 2/FAMILY ROOM: (rear) (16'8" x 10'2") (5.09m x 3.10m) a good sized sitting room spanning the width of the house with high ceilings, double glazed window to rear, an attractive fireplace, a door accessing a recessed storage cupboard, radiator and door through to:

KITCHEN/BREAKFAST ROOM: (13'8" x 7'0") (4.17m x 2.13m) a modern fitted kitchen comprising base and eye level gloss kitchen units with granite worktop over, breakfast bar area, inset stainless steel sink and drainer unit, integrated electric oven with 4 ring gas hob and extractor fan, appliance space for fridges, slimline dishwasher and washing machine. Wall mounted Vaillant gas central heating boiler, inset spotlights, dual aspect double glazed windows to rear and side and part glazed door opening to the rear garden.

FIRST FLOOR

LANDING: staircase rising up to the second floor and doors off to bedroom 1, bedroom 2 and cloakroom/wc.

BEDROOM 1: (16'5" max into chimney recess x 11'6") (5.01m x 3.50m) a double bedroom spanning the width of the house with high ceilings, ceiling coving, central ceiling rose, double glazed windows to front, radiator, pedestal wash basin and recessed shower enclosure.

CLOAKROOM/WC: low level wc, wash hand basin and double glazed window to rear.

BEDROOM 2: (rear) (10'6" max into chimney recess x 10'4") (3.19m x 3.15m) a double bedroom with double glazed window to rear, high ceilings with ceiling coving, attractive period fireplace, pedestal wash basin and recessed shower enclosure with electric shower.

SECOND FLOOR

LANDING: Velux skylight window providing plenty of natural light through the landing and stairwell, high level built in cupboard with the electrics and meter for the solar panels, doors off to bedroom 3, bedroom 4 and bathroom/wc.

BEDROOM 3: (front) (16'6" max into recess x 11'5") (5.02m x 3.47m) a double bedroom with double glazed windows to front, loft hatches and a radiator.

BEDROOM 4: (rear) (10'5" max into recess x 10'4") (3.17m x 3.14m) double glazed window to rear, recessed walk in wardrobe, radiator and door accessing a shower room with shower enclosure with electric shower and small corner wash basin.

BATHROOM/WC: panelled bath, low level wc, wash basin, double glazed window to rear, inset spotlights and a radiator.

N.B. There are solar panels on the roof which were installed in 2011 and significantly reduced the running costs of the property.





OUTSIDE

REAR GARDEN: (approx. 29ft max into side return courtyard x 17'5" reducing to 7'7") (8.84m x 5.31m/2.31m) an L shaped courtyard level garden mainly laid to paving with raised flower borders.

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.

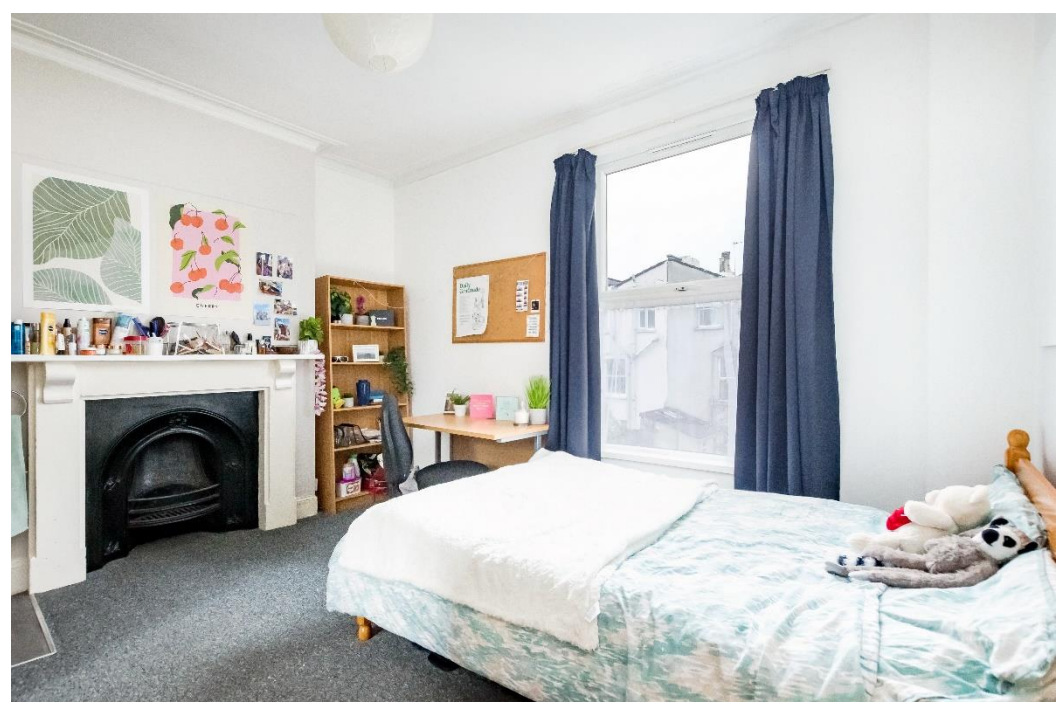
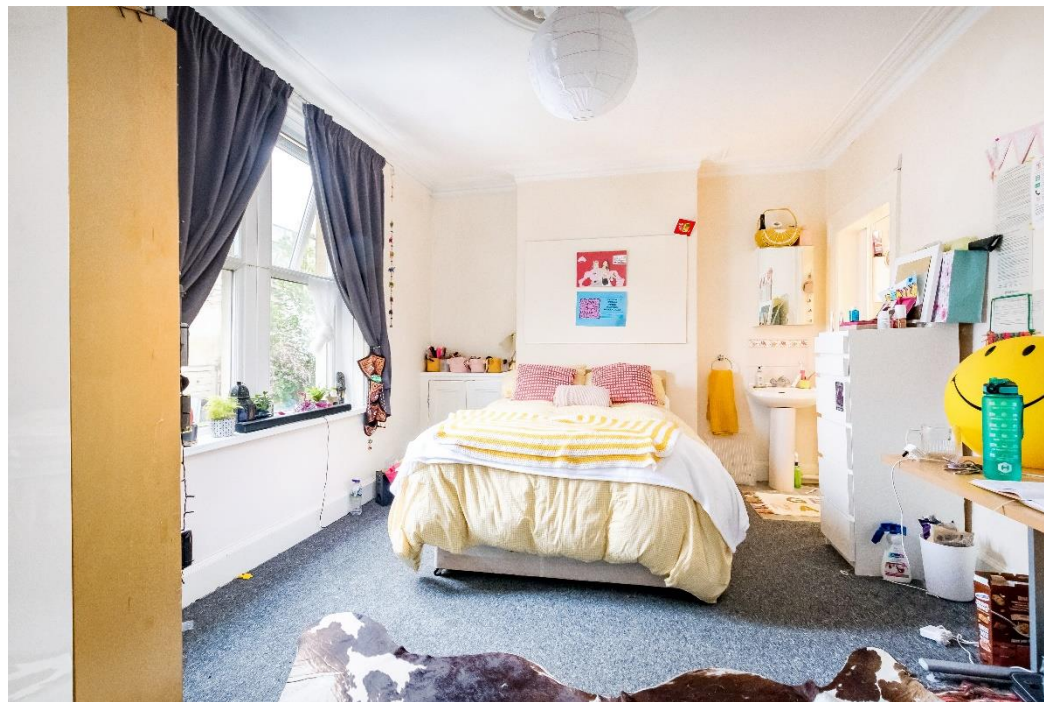
PLEASE NOTE:

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.

Score	Energy rating	Current
92+	A	
81-91	B	85 B
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

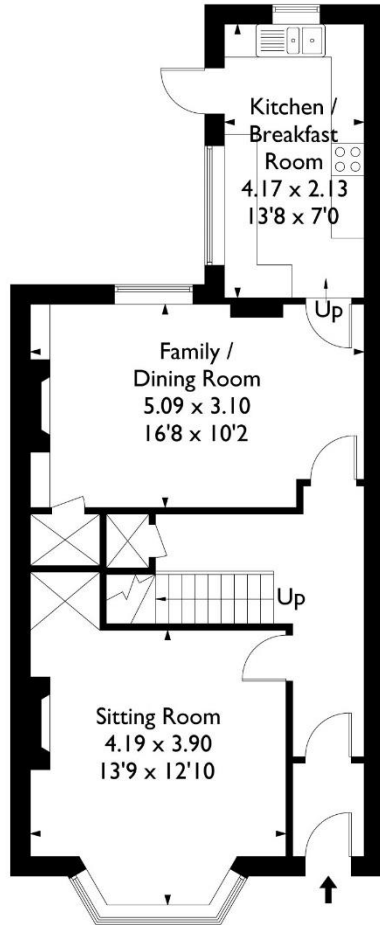
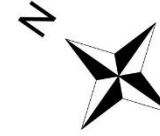
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



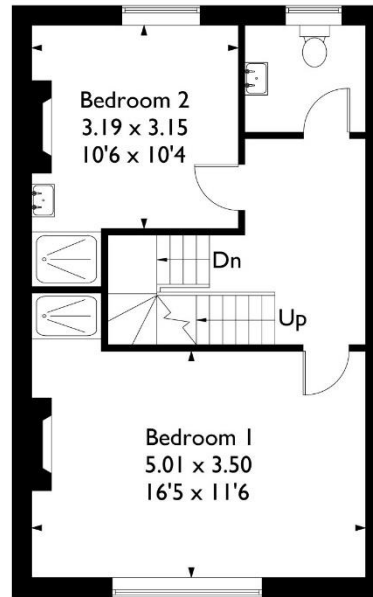


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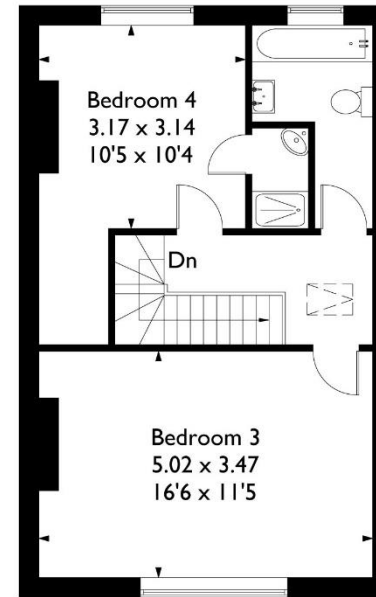
Approximate Gross Internal Area = 139.13 sq m / 1497.58 sq ft



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.