



9 Stanley Road, Redland
Guide Price £785,000

RICHARD
HARDING





9 Stanley Road,

Cotham, Bristol, BS6 6NP

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An impeccably well presented and much loved 3/4 bedroom Victorian period home situated in the heart of Redland. Enjoying a stylish interior, many double glazed sash windows and a peaceful, private level rear garden.

Key Features

- Significantly updated in recent years, including a gorgeous Neptune kitchen (installed in 2020) with smart adjoining utility room and direct access to the rear garden.
- Prime location in the heart of Redland, equidistant between Whiteladies Road and Gloucester Road, with the lovely independent shops, restaurants and cafes of Chandos Road on the doorstep. Local schools include St John's Primary, Cotham Gardens Primary and Cotham Secondary School, making it a great location for young professionals and families alike.
- Useful independent lower ground floor entrance and lower ground shower room, creating flexibility in the use of the accommodation.
- A beautifully appointed Victorian family home in a central and convenient location.





GROUND FLOOR

APPROACH: via garden pathway and steps leading up to the main front door. Opens to:-

ENTRANCE HALLWAY: high ceilings with ceiling coving, feature archway, staircase rising to the first floor landing and descending to lower ground floor. Doors lead off to the sitting room and reception 2/bedroom 3.

SITTING ROOM: (16'1" x 11'10") (4.90m x 3.60m) large reception room with wonderful high ceilings, ceiling cornicing, central ceiling rose and picture rail. Attractive period style fireplace with gas coal effect fire, marble surround and slate hearth. Sash window to rear elevation overlooking the rear garden, radiator. Door accessing a recessed walk-in storage cupboard fitted with shelves.

RECEPTION 2/BEDROOM 3: (12'2" x 11'9") (3.72m x 3.59m) a good sized second reception room or double bedroom depending on requirements, with high ceilings, ceiling cornicing, picture rail, central ceiling rose, attractive period cast iron fireplace, door accessing recessed storage cupboard, radiator and two double glazed sash windows to the front elevation.

FIRST FLOOR

LANDING: light filled landing with Velux skylight window over, double doors access a useful recessed storage cupboard with built-in shelving. Doors lead off the landing to two double bedrooms and a bath/shower room/wc.

BEDROOM 1: (16'1" x 11'11") (4.90m x 3.63m) a generous double bedroom with two double glazed sash windows to front elevation, high ceilings with ceiling coving, radiator, door accessing recessed wardrobe with built-in hanging rail and shelving.

BEDROOM 2: (11'9" x 9'3") (3.58m x 2.83m) double bedroom with high ceilings, ceiling coving, door accessing recessed storage cupboard, double glazed sash window to rear, period style fireplace and radiator.

BATHROOM/WC: a smart, and larger than average bathroom, with white suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin and separate oversized shower enclosure with system fed dual headed shower. High ceiling with ceiling coving, extractor fan, double glazed sash window to rear, radiator and loft hatch accessing some loft storage space.

LOWER GROUND FLOOR

LANDING: spacious L-shaped landing with an incredibly useful separate lower ground floor entrance to the property providing flexibility. Useful understairs storage cupboard, meter cupboard, radiator. Doors leading off to the kitchen/breakfast room and to:-

DINING ROOM/BEDROOM 4: (12'0" x 11'6") (3.66m x 3.51m) a bright and well-arranged dining room which would work equally well as a double bedroom with a large sash window to the front elevation, inset spotlights, radiator and door accessing a recessed storage cupboard.

KITCHEN/BREAKFAST ROOM: (16'1 x 11'4") (4.90m x 3.46m) an impressive, well-appointed Neptune kitchen (installed in 2020 with a 25 year guarantee) creating a sociable kitchen/dining space with seamless access out onto the rear garden. Base and eye level cabinets with quartz worktop and inset double bowl ceramic Villeroy and Boch sinks. Integrated appliances include Neff eye level oven with microwave combi oven over, dishwasher, Neff induction hob. Built-in plate rack, recessed chopping board and tray. Central peninsula with overhanging breakfast bar providing seating and with drawers and recycling/bin storage beneath. Ample space for dining furniture. Chimney recess with built-in cabinets. Additional cabinet beside housing Vaillant gas combi-boiler. Radiator, inset spotlights, door off to a recessed cupboard proving space for fridge/freezer. Double doors lead out to the garden and further glazed door leads through to:-

UTILITY ROOM: (10'0 x 4'10") (3.06m x 1.47m) a good sized utility space with recently fitted built-in base level cabinets with slim-profile white marble effect top over, inset Belfast style sink, plumbing and appliance space for washing machine and freezer. Velux skylight window, further double glazed window to side and glazed door to rear accessing the rear garden, stone tiled flooring, cat flap, radiator. Door accessing:-

SHOWER ROOM/WC: shower enclosure, wall mounted wash basin, low level wc, heated towel rail, low level skylight window, inset spotlights and extractor.





OUTSIDE

FRONT GARDEN: deep flower borders containing various shrubs with steps leading up to the front door, low level boundary wall and steps descending to a useful covered entrance to the lower ground floor.

REAR GARDEN: (26'0 x 16'5") (7.92m x 5.00m) a lovely private enclosed level rear garden mainly laid to slate tiles with slightly raised paved seating area and lovely mature bay tree providing privacy and shelter. Raised railway sleeper borders containing various shrubs, attractive brick and slatted fenced boundary walls, outdoor tap and lighting.

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:

- 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	66 D	
39-54	E		
21-38	F		
1-20	G		

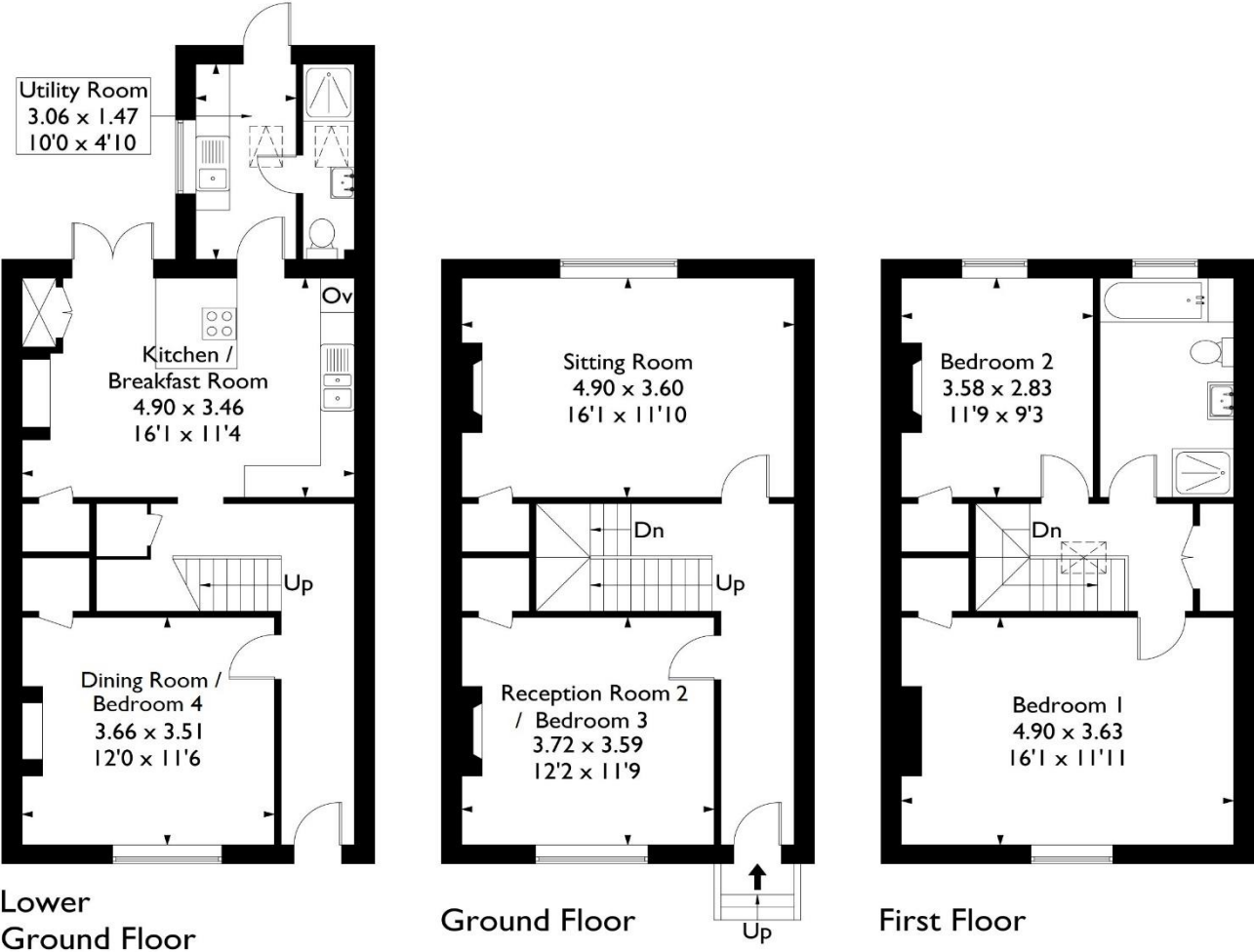
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area = 143.40 sq m / 1543 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.