



2 Roslyn Road, Redland  
Guide Price £895,000

RICHARD  
HARDING



# 2 Roslyn Road,

Redland, Bristol, BS6 6NN

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A particularly charming, elegant and recently renovated, 4 double bedroom, 2 bath/shower room, Victorian period end of terrace townhouse beautifully blending period character with high quality modern improvements.

## Key Features

- Situated just off the ever-popular Chandos Road with its charming mix of independent shops, cafes and restaurants; also within easy reach of Whiteladies Road and Gloucester Road and within just a few hundred yards of Cotham Gardens Park and Redland train station.
- Having an extensive range of original character features including period fireplaces, ornate moulded plasterwork and sash windows to name but a few.
- **Ground Floor:** entrance vestibule, entrance hall, drawing room, kitchen/dining room.
- **First Floor:** landing, bedroom 1, bedroom 2, family bath/shower room.
- **Second Floor:** part galleried landing, bedroom 3, bedroom 4, shower room.
- **Outside:** front courtyard, south west facing rear garden.
- An outstanding period residence offering gracious and well-proportioned accommodation, so much to appreciate and savour – location, facilities, atmosphere, character and lots of light and space.





## **GROUND FLOOR**

**APPROACH:** low stone front boundary wall with timber planter and hedgerow, pedestrian pathway and an easy maintenance flint chipped garden to one side. Solid wood panelled front door with brass door furniture and fanlight, opening to:-

**ENTRANCE VESTIBULE:** inlaid entrance mat, tall moulded skirtings and simple moulded cornicing. Ceiling light point. Useful understairs storage cupboards. Part multi-paned wooden door with fanlight and moulded architraves, opening to:-

**RECEPTION HALL:** having an elegant easy rising turning staircase ascending to the first floor with handrail and ornately carved spindles. Tall moulded skirtings, radiator, main switchboard control cupboard, ceiling light point, tiled flooring. Six-panelled doors with moulded architraves, opening to:-

**DRAWING ROOM: (19'11" x 15'5") (6.06m x 4.71m)** a pair of wooden double glazed sash windows overlooking the front garden with radiator below and folding louvre style shutters. Central cast iron fireplace with working fire, slate hearth and an ornately carved wooden mantelpiece. Recessed areas, timber panelling to walls, ornate moulded cornicing, tall moulded skirtings, ornate ceiling rose, additional radiator, two ceiling light points. Solid wood panelled double doors with moulded architraves, opening to:-

**KITCHEN/DINING ROOM: (19'0" x 15'5") (5.80m x 4.69m)** loosely divided as follows:-

**Dining Room:** multi-paned double glazed Crittall style double doors with matching side panels overlooking and opening externally to the south-west facing rear garden. Parquet style wooden flooring, tall moulded skirtings, inset ceiling downlights, two wall light points. Open walkways to:-

**Kitchen:** comprehensively fitted with an array of base and eye level units combining drawers and cabinets. Quartz worktop surfaces with splashback tiling and complimentary oak shelf. Belfast style sink with swan neck hot tap over. Integrated appliances including combi microwave/oven, electric oven, tall fridge, freezer, 4 ring induction hob, dishwasher and two wine coolers. A continuation of the parquet style wooden flooring, inset ceiling downlights, breakfast bar, ceiling light point, three wall light points, vertical window overlooking the south-west facing rear garden.



## **FIRST FLOOR**

**PART GALLERIED LANDING:** enjoying plenty of natural light via a window to the side elevation, two ceiling light points, staircase continuing to the second floor level, tall moulded skirtings. Six-panelled doors with moulded architraves, opening to:-

**BEDROOM 1: (20'0" x 10'11") (6.09m x 3.32m)** a lovely dual aspect principal bedroom, having a pair of sash windows to the front elevation and an additional window to the side elevation looking up the street. Ornate cast iron fireplace, moulded skirtings, picture rail, simple moulded cornicing and an ornate ceiling rose with light point. Wall to wall built-in wardrobes with cupboards above, radiator.

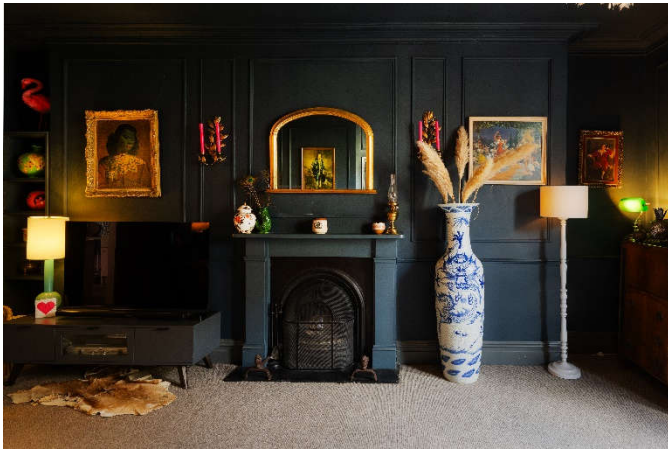
**BEDROOM 2: (13'8" x 9'1") (4.17m x 2.77m)** wooden double glazed sash window to the rear elevation, moulded skirtings, simple moulded cornicing, radiator, ceiling light point.

**FAMILY BATH/SHOWER ROOM/WC: (9'4" x 8'7") (2.84m x 2.62m)** freestanding roll top bath on ball and claw feet with mixer tap and telephone style shower attachment. Low level dual flush wc with concealed cistern. Wash stand with circular wash hand basin and mixer tap plus drawers below. Large shower cubicle with sliding glass door, built-in shower unit plus overhead circular shower and handheld shower attachment. Tiled flooring and hexagonal wall tiles to the shower cubicle, timber panelled to dado rail, obscure glazed sash window to the rear elevation, inset ceiling downlights, two wall light points, extractor fan. **Airing Cupboard** housing Vaillant gas fired combination boiler and slatted shelving.

## **SECOND FLOOR**

**PART GALLERIED LANDING:** window to the rear elevation, moulded skirtings, ceiling light point, loft access. Panelled doors with moulded architraves, opening to:-

**BEDROOM 3: (14'0" x 11'1") (4.26m x 3.37m)** a pair of sash windows to the front elevation with radiator below, moulded skirtings, simple moulded cornicing, ceiling light point, loft access.



**BEDROOM 4: (13'9" x 8'11") (4.20m x 2.73m)** wooden double glazed sash window to the rear elevation with radiator below, moulded skirtings, simple moulded corning, ceiling light point.

**SHOWER ROOM/WC: (6'7" x 5'7") (2.01m x 1.70m)** low level flush wc. Wall mounted wash hand basin with mixer tap, splashback tiling and double opening cupboard below. Shower cubicle with glass door and screen, fully tiled surround, built-in shower unit and handheld shower attachment. Tessellated tiled effect vinyl flooring, moulded skirtings, dado rail, coved ceiling, ceiling light point, extractor fan.

### OUTSIDE

**FRONT COURTYARD:** easy maintenance flint chipped front courtyard with hedgerow providing privacy along the front and side elevations.

**REAR GARDEN: (23ft x 21ft) (7.01m x 6.40m)** level south-westerly facing rear garden predominantly paved with raised deep shrub borders that features an array of flowering plants and mature shrubs including a fuschia, two hydrangeas, ceanothus, fatsia japonica and hawthorn tree. Outside water tap. Fully enclosed by a combination of stone/brick walls with trellising and enjoying a good amount of privacy from neighbours.

### 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 with a perpetual yearly rent charge of £8.8s.0d p.a. This information should be checked with your legal adviser.

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

#### **PLEASE NOTE:**

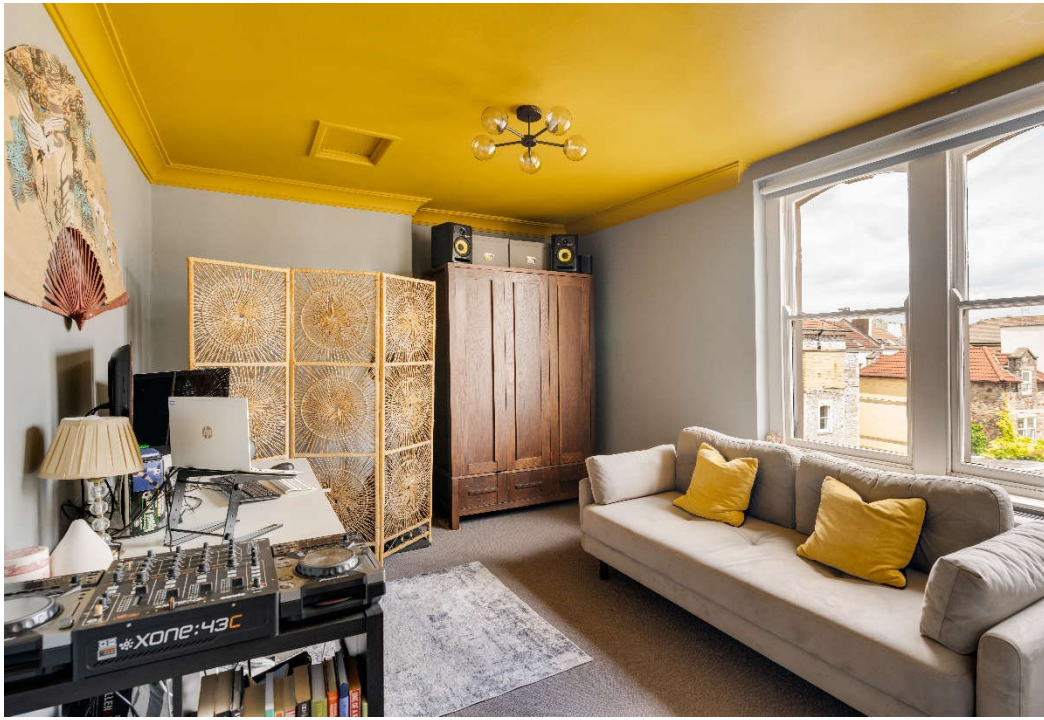
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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	58 D	
39-54	E		
21-38	F		
1-20	G		

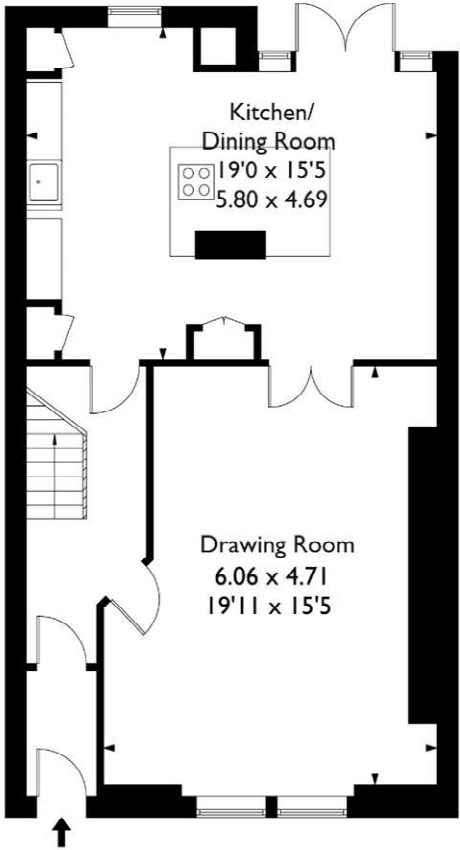
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



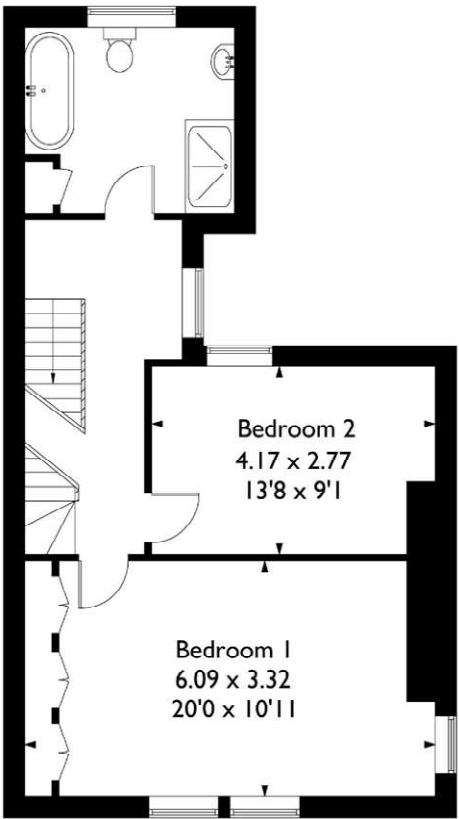


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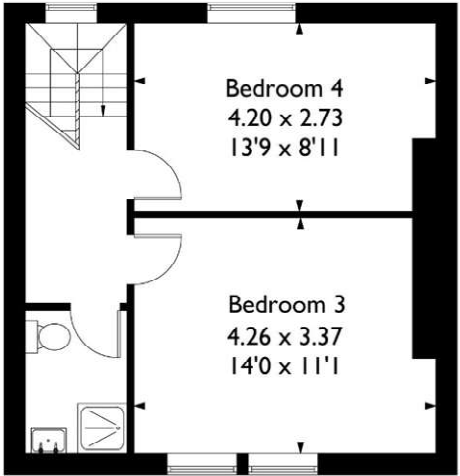
Approximate Gross Internal Area 152.10 sq m / 1637.00 sq ft



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.