



6 Raglan Place, Bishopston
Guide Price £650,000

RICHARD
HARDING



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Bishopston, Bristol, BS7 8EQ

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A well-presented and extended, 3 double bedroom, 2 bath/shower room, three-storey Victorian period terraced family house, having single storey rear extension and an easy maintenance rear garden, located on a small cul-de-sac off a popular road in Bishopston just a moment's stroll from Gloucester Road.

Key Features

- **Coveted location** – a sought-after road in a friendly neighbourhood in the heart of Bishopston with the fantastic independent shops, cafes and restaurants of Gloucester Road just a short walk away, handy for the Downs and St Andrews Park and within easy reach to the city centre, Clifton village, Whiteladies Road, Bristol University, main hospitals, BBC, plus other local parks at Redland Green and Cotham Gardens. Nearby local train stations at Redland and Montpelier offer convenient access to Bristol Temple Meads.
- **Within 650 metres of Redland Green Secondary School and 200 metres of Bishop Road Primary School.**
- **Lovely atmosphere with many period features including fireplaces, ornate ceiling plasterwork and exposed wooden floorboards etc., plus UPVC double glazed sash windows and an easy maintenance rear garden.**
- **Ground Floor:** entrance vestibule, entrance hallway, sitting room, kitchen/breakfast room, dining room.
- **First Floor:** part galleried landing, 2 double bedrooms (one with dressing room), family bathroom.
- **Second Floor:** landing, double bedroom, shower room.
- **Outside:** front courtyard, easy maintenance rear garden with timber deck.
- **A most appealing period residence offering gracious accommodation with so much to appreciate and savour – location, facilities, atmosphere, character, high quality contemporary additions and lots of light and space.**





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with impressive gate pillars and pathway leading alongside the front courtyard to the front entrance. Solid wood panelled door with chrome door furniture, arched fan light, opening to: -

ENTRANCE VESTIBULE: tessellated tiled flooring, tall moulded skirtings, dado rail, ornate moulded corning. Part-stained glass panelled door with overlight opening to: -

ENTRANCE HALLWAY: exposed wooden floorboards, tall moulded skirtings, dado rail, ornate moulded corning, ornate moulded arch, vertical style column radiator, two ceiling light points, useful cloakroom cupboard. Staircase ascending to the first floor, with central runner and handrail. Four-panelled doors with moulded architraves, opening to: -

SITTING ROOM: (14'1" x 13'5" max measurements into bay window) (4.30m x 4.09m) a gracious principal reception room, having bay window to the front elevation comprising of three UPVC double glazed sash windows. Central period fireplace with ornate cast iron surround and grate plus decorative tiled slips and a slate hearth. Recesses to either side of the chimney breast (both with fitted book shelving), exposed wooden floorboards, tall moulded skirting, picture rail, ornate moulded corning, ornate ceiling rose with light point, vertical column style radiator.

KITCHEN/BREAKFAST ROOM: (16'11" x 13'5") (5.15m x 4.10m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets. Solid wooden worktop surfaces with peninsular breakfast bar and matching upstands. Undermount Belfast style sink with swan neck mixer tap over. Gas/electric Rangemaster cooker with stainless steel extractor hood (Available by separate negotiation). Integral tall fridge/freezer and slimline dishwasher. Tiled flooring, Victorian style radiator, tall moulded skirtings, two ceiling light points, fitted shelving, UPVC fitted double glazed double doors with overlight overlooking and opening externally to the rear garden. Large pantry cupboard with fitted shelving and two light points. Wide walkway through to: -

DINING ROOM: (16'8" x 7'1") (5.09m x 2.16m) dual aspect with UPVC double glazed windows to the side and rear elevation plus large UPVC double glazed lantern light. Tiled flooring, tall moulded skirtings, inset ceiling downlights, vertical style radiator. Solid roll edged wooden worktop surface with circular wash hand basin with draining board to side and mixer tap. Base level cabinets and drawers, space and plumbing for washing machine. UPVC double glazed double doors with side panels overlooking and opening externally to the timber deck.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and spindles, moulded skirtings, dado rail, two ceiling light points, useful storage cupboard with shelving. Turning staircase ascending to the second floor. Four-panelled doors with moulded architraves, opening to: -

BEDROOM 1: (11'10" x 11'8") (3.60m x 3.55m) a pair of UPVC double glazed sash windows to the front elevation with Victorian style radiator below. Chimney breast with recesses to either side (both with fitted book shelving), moulded skirtings, ceiling light point. Wall opening to: -

Dressing Room (9'4" x 4'10") (2.84m x 1.47m) UPVC double glazed sash windows to the front elevation, Victorian style radiator, moulded skirtings, ceiling light point. Fitted shelving and hanging rails.

BEDROOM 2: (10'10" x 10'6") (3.31m x 3.19m) UPVC double glazed sash window to the rear elevation, chimney breast with recess and solid wooden mantle with recesses to either side (one with fitted book shelving), moulded skirtings, Victorian style radiator, ceiling light point.

FAMILY BATHROOM/WC: (10'10" x 6'4") (3.30m x 1.93m) panelled bath with shower screen, mixer tap, handheld shower attachment and an overhead circular waterfall style shower. High level flush wc. Washstand with marble worktop, mixer tap plus double opening cupboard below. Parquet style tiled flooring, majority tiled walls, Victorian style radiator with heated towel rail, moulded skirtings, ceiling light point, extractor fan, part opaque UPVC double glazed sash window to the rear elevation, recessed shelving. Airing cupboard housing Valliant gas fired combination boiler.

SECOND FLOOR

LANDING: enjoying plenty of natural light via a Velux window to the front elevation, moulded skirtings, inset ceiling downlight. Doors with moulded architraves, opening to: -

BEDROOM 3: (19'6" x 17'2") (5.94m x 5.23m) dual aspect with dormer style UPVC double glazed windows to the rear elevation having far reaching rooftop views plus three Velux windows to the front elevation with fitted blackout blinds. Eaves storage cupboard, moulded skirtings, radiator, inset ceiling downlights.





SHOWER ROOM/WC: (6'5" x 5'8") (1.96m x 1.73m) UPVC double glazed window to the rear elevation. large shower cubicle with fully tiled surround, wall mounted shower unit and handheld shower attachment. low level flush wc. pedestal wash hand basin with hot and cold water taps and splashback tiling. Wall mounted mirror with integral lighting, moulded skirtings, inset ceiling downlights, extractor fan, recess shelving.

OUTSIDE

FRONT COURTYARD: set behind a dwarf stone wall designed for ease of maintenance with stone chippings plus raised shrub borders partially along the boundary. To one side there is a useful bike store (available by separate negotiation).

REAR GARDEN: accessed internally via the kitchen/breakfast room and dining room there is a two-tier timber deck with ample space for garden furniture, potted plants and barbequing etc. The remainder is laid to lawn and level being enclosed on all three sides by low stone walling and a combination of timber fencing and timber trellising. Outside shed.

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 leasehold for the remainder of a 1000-year lease from 25th March 1879, (the sellers have secured the 'head lease'). This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

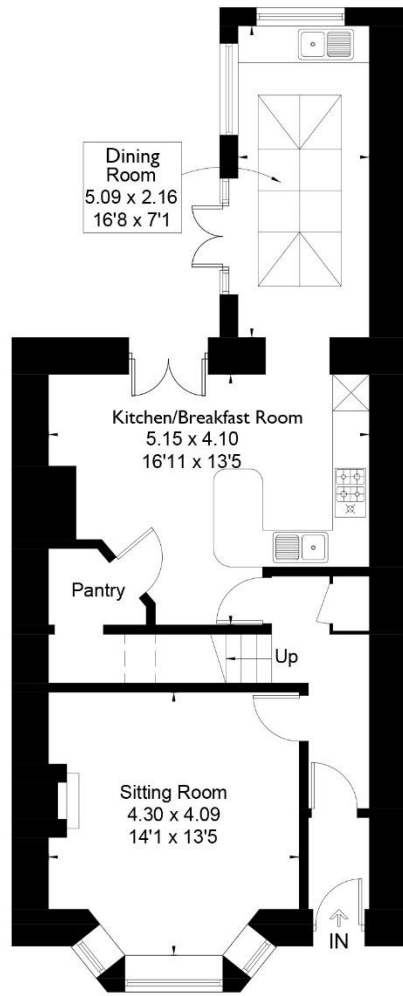
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





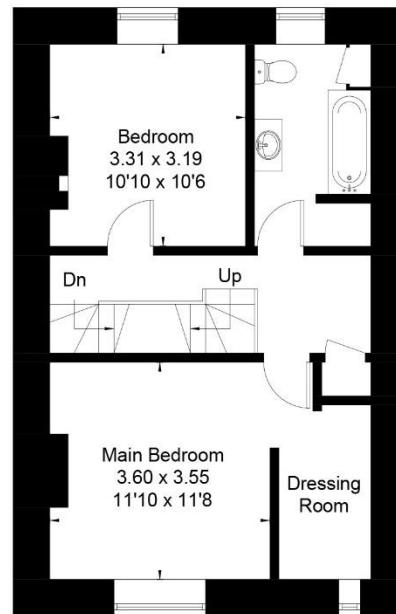
6 Raglan Place, Bishopston Bristol, BS7 8EQ

Approximate Floor Area = 138.4 sq m / 1490 sq ft

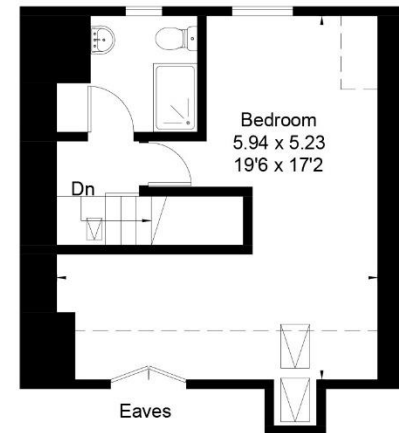


Ground Floor

= Reduced head height below 1.5m



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78679