



8 Cranbrook Road, Redland
Guide Price £850,000

RICHARD
HARDING

8 Cranbrook Road, Redland

Bristol, BS6 7BN

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A well-presented, 4 bedroom, 3 reception room, semi-detached Victorian period family home, located in a central and convenient location within just 700 metres of Redland Green School. Additionally benefiting from a level 30ft x 26ft rear garden and driveway parking for two cars.

Key Features

- Located on Cranbrook Road within just 700 metres of Redland Green School and also handy for the shops, restaurants and amenities of Gloucester Road and bus links to all central areas. Redland train station is also a short walk away giving easy access to Bristol Temple Meads.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, dining room, separate kitchen, breakfast room, shower room/wc.
- **First Floor:** landing, 4 bedrooms (one with en-suite shower room), family bathroom.
- **Outside:** driveway parking for 2 cars, 30ft x 26ft rear garden, cellar.

GROUND FLOOR

APPROACH: from the pavement, there is generous off-street parking for 2/3 cars. Wood panelled front door with brass door furniture, stained glass fanlight and external wall light, opening to:-

ENTRANCE VESTIBULE: tessellated tiled flooring, moulded skirtings, window to the side elevation, simple moulded corning, ceiling light point. Multi-paned door with side panels and overlights, opening to:-

RECEPTION HALL: (16'5" x 5'11") (5.00m x 1.80m) a most welcoming entrance with elegant turning staircase ascending to the first floor having handrail and ornately carved spindles, wooden flooring, moulded skirtings, dado rail, simple moulded corning, ceiling light point, radiator. Useful understairs storage cupboard. Stripped pine panelled doors with moulded architraves, opening to:-

SITTING ROOM: (17'5" x 12'9") (5.31m x 3.89m) bay window to the front elevation comprising three double glazed sash windows. Central period fireplace with coal effect gas fire, decorative tiled slips, granite hearth and an ornately carved Carrera marble mantelpiece. Recesses to either side of the chimney breast (both with book shelving and double opening cupboards). Wooden flooring, moulded skirtings, picture rail, ornate moulded corning, ornate ceiling rose with light point, two radiators. Double doors to:-

STUDY CUPBOARD: double glazed sash window to the front elevation, mains switchboard control cupboard, ceiling light point, wall mounted shelving.

DINING ROOM: (12'0" x 10'9") (3.66m x 3.28m) sash appearance window overlooking the rear garden with radiator below, chimney breast with recesses to either side, moulded skirtings, picture rail, simple moulded corning, ceiling rose with light point.

SHOWER ROOM/WC: (8'0" x 2'11") (2.44m x 0.89m) shower cubicle with folding glass door, wall mounted shower unit and handheld shower attachment. Low level dual flush wc. Wall mounted wash hand basin with mixer tap and double opening cupboard below. Tiled flooring and partially tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.

KITCHEN: (11'11" x 9'11") (3.63m x 3.02m) comprehensively fitted with an array of sleek gloss soft closing base and eye level units combining cabinets and drawers. Roll edged granite effect worktop surfaces with splashback tiling and pelmet lighting. Stainless steel sink with draining board and swan neck mixer tap over. Integral Bosch oven with 4 ring induction hob and extractor. Wood effect flooring, moulded skirtings, coved ceiling, ceiling light point, double glazed sash appearance window overlooking the rear garden, radiator. Open doorway to:-

BREAKFAST ROOM: (11'8" x 6'6") (3.55m x 1.97m) double opening cupboard with stacker system space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, wood effect flooring, vertical radiator, inset ceiling downlights. Double glazed double doors opening externally to the rear garden.

FIRST FLOOR

LANDING: moulded skirtings, dado rail, ceiling light point. Stairs descending and ascending to half landings. Stripped pine panelled doors with moulded architraves, opening to:-





BEDROOM 1: (16'10" x 14'1" measurements including en-suite shower room) (5.13m x 4.29m) a pair of double glazed sash windows to the front elevation with radiator below, chimney breast with recesses to either side, moulded skirtings, radiator, inset ceiling downlights. Door to:-

En-Suite Shower Room/wc: (6'4" x 4'7") (1.93m x 1.40m) shower cubicle with wall mounted shower unit and handheld shower attachment, low level dual flush wc, wall mounted wash hand basin with mixer tap plus drawers below, tiled flooring and partially tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan, obscure double glazed sash window to the front elevation.

BEDROOM 2: (12'4" x 11'1") (3.77m x 3.39m) double glazed sash appearance window to the rear elevation, period fireplace, recesses to either side of the chimney breast, exposed wooden floorboards, moulded skirtings, picture rail, simple moulded corning, inset ceiling downlights.

BEDROOM 3: (12'4" x 10'2") (3.77m x 3.10m) double glazed sash appearance window to the rear elevation with radiator below, chimney breast with recesses to either side (one with double opening wardrobe and cupboards above), moulded skirtings, picture rail, ceiling light point.

BEDROOM 4: (12'4" x 10'2") (3.77m x 3.09m) double glazed window to rear, ornate cast iron fireplace, recesses to either side of the chimney breast, moulded skirtings, radiator, inset ceiling downlights.

FAMILY BATHROOM/WC: (7'0" x 5'10") (2.13m x 1.78m) panelled bath with mixer tap, shower screen, wall mounted shower unit and handheld shower attachment. Low level wc. Wall mounted wash hand basin with mixer tap plus cupboards and drawers below. Tiled flooring and walls, heated towel rail, obscure double glazed sash window to the front elevation, inset ceiling downlights, extractor fan.

OUTSIDE

OFF STREET PARKING: situated immediately in front of the house and offering space for up to three cars. Gated side access leading to:-

REAR GARDEN: (30ft x 26ft) (9.14m x 7.92m) designed for ease of maintenance and paved with ample space for garden furniture, potted plants and barbecuing etc. Enjoying a good amount of privacy courtesy of brick/fence boundaries with an assortment of flowering plants, mature shrubs and specimen trees. Of particular note there is an established wisteria along the rear boundary wall. Steps down to:-

CELLAR: (11'5" x 10'6") (3.48m x 3.20m) with 5'11"/1.80m restricted head height. Wall mounted Worcester Bosch gas fired combination boiler. Light, power and water connected.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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 is subject to a perpetual yearly rentcharge of £4.5s.0d. This information should be checked with your legal adviser.

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

PLEASE NOTE:

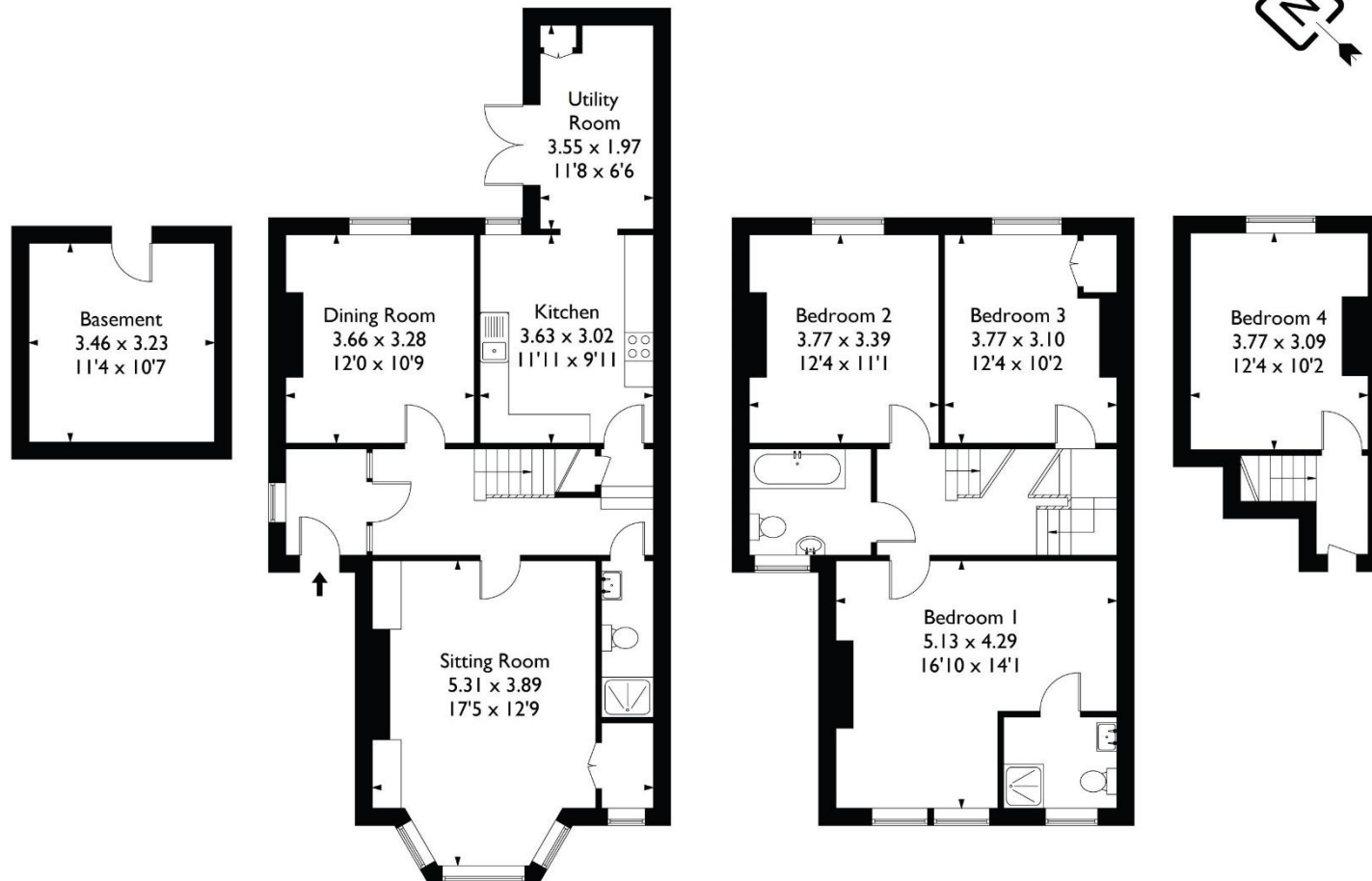
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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.

Cranbrook Road, Redland, Bristol, BS6 7BN

Approximate Gross Internal Area 139.8 sq m / 1505.2 sq ft

Basement Area 11.2 sq m / 120.3 sq ft

Total Area 151.0 sq m / 1625.5 sq ft



Basement

Ground Floor

First Floor

Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 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.

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.