



49 Raglan Road, Bishopston

Guide Price £750,000

RICHARD
HARDING



49 Raglan Road,

Bishopston, Bristol, BS7 8EF

RICHARD
HARDING

A well-presented 4 bedroom plus further study, 2 reception room mid-terraced Victorian house with front and rear courtyard gardens, which has been refurbished to a high standard by the present owners and is positioned approx. 650m from Redland Green School.

Key Features

- Spacious and well-arranged accommodation of circa 1,500 sq. ft over three floors with loft conversion, bay fronted sitting room, dining room connecting through to an open plan kitchen/dining area.
- Tastefully refurbished by the present owners to include wood framed double glazed sash windows, column radiators, original ceiling mouldings and beautifully dressed ashlar stone to the front.
- Front facing southerly courtyard garden offers space for seating with the rear facing garden accessible from bi-folding doors from the kitchen.
- Situated on a popular residential road within a stone's throw of the excellent independent restaurants, cafes and shops of Gloucester Road. Also convenient for St Andrew's Park, bus connections and access to the city centre, as well as being approx. 650m from Redland Green School.

Route to the Property: from the junction of Zetland Road and Gloucester Road travel northbound on Gloucester Road and take the third turning on the left hand side into Raglan Road. The subject property will be found shortly thereafter on the right-hand side.





GROUND FLOOR

APPROACH: from pavement through stone pillared entrance onto decorative tiled pathway adjacent to front courtyard garden, up to six-panelled wooden door with stained glass over, opening into: -

ENTRANCE VESTIBULE: with high ceilings with ceiling mouldings, gas meter, picture rail, coat hanging space, dado rail, internal door with stained glass and window over, polished wooden flooring which continues through to:-

ENTRANCE HALLWAY: a central hallway with wooden flooring continuing, straight staircase rising to first floor landing, high ceilings with ceiling mouldings, archway with period detailing, column radiator, head height meter cupboard housing electric consumer unit and meter. Door to: -

Understairs Storage Cupboard: walk-in storage cupboard currently used as storeroom/pantry with potential for use as a downstairs cloakroom.

SITTING ROOM: (14'2" x 12'10") (4.32m x 3.92m) bay fronted sitting room with wood framed double glazed sash windows to front elevation with pleasant street scene views, high ceilings with ceiling mouldings, central ceiling rose, picture rail. Cast iron insert fireplace with tiled surround, stone hearth and mantle with wooden book shelving flanking the chimney breast on both sides, wooden flooring continues and column radiator.

DINING ROOM: (12'10" x 11'0") (3.90m x 3.35m) currently used as a music room with connecting doors from hallway and through to kitchen area, high ceilings continue, ceiling mouldings, central ceiling rose, fireplace with tiled surround and stone mantelpiece, picture rail, built-in cabinets both sides of the chimney breast, wooden flooring continues, vertical column radiator and ceiling mounted clothes airer on a pulley system. Internal folding doors through to:-

BREAKFAST ROOM: open plan with adjacent kitchen but described separately; natural light from bi-folding double-glazed doors onto rear garden, double glazed Velux skylight, wooden flooring which continues through to adjacent kitchen, vertical column radiators both sides of the internal door.

KITCHEN: (19'8" x 16'2" inclusive of breakfast room) (6m x 4.92m) open plan with adjacent breakfast room but described separately; wood framed double glazed doors opening onto rear garden with column radiator to side, Velux double glazed skylight, wooden flooring continues. Fitted kitchen along two walls with square edged black granite worksurfaces with metro tile splashback, integrated drainer forming above a double enamel Belfast sink with swan neck mixer tap. Various eye and floor level kitchen units with cupboards and drawers including pantry style pull out cupboard and display shelving. Integrated dishwasher, washing machine and tumble dryer. Also includes 5 ring gas hob, Smeg range cooker with extractor hood over and wall mounted Worcester Greenstar HE boiler.

FIRST FLOOR

LANDING: small half landing to bedroom 4 with raised larger section of landing with understairs alcove which provides access to the other rooms.

BEDROOM 4: (10'8" x 8'10") (3.25m x 2.70m) wood framed double glazed sash window to side elevation with radiator to side, polished wooden flooring and shelving.

BEDROOM 2: (12'8" x 10'11") (3.86m x 3.34m) wood framed double glazed sash window to rear elevation looking towards rear garden with radiator on opposing wall, polished wooden flooring, cast iron insert fireplace with wooden surround and stone hearth, picture rail.

BEDROOM 3: (10'0" x 8'6") (3.06m x 2.59m) wood framed double glazed sash window to front elevation with street scene views with radiator to side and polished wooden flooring.

BATHROOM/WC: luxury family bathroom with wood framed obscured double glazed sash window to front elevation, Victorian style ceramic tiled floor, tongue and groove wood panelling to half wall height, claw foot double ended cast iron bath with mixer tap with hose attachment, walk-in shower cubicle with low level tray and fully tiled enclosure with rainhead mains fed shower and further hose attachment. Ceiling mounted extractor fan over, heated towel rail, Burlington period style hand basin with connected towel rail below and matching Burlington close coupled wc.



SECOND FLOOR

LANDING: turning staircase rises to the second-floor landing. A short second floor landing with built-in book shelving over the staircase, double glazed wood framed Velux skylight. Door to: -

BEDROOM 1: (19'10" x 16'5") (6.04m x 5m) a dual aspect room with double glazed wood framed Velux skylights and windows to front and rear elevations, mansard style roof on one side providing extra head height with built-in blinds on all windows. Vertical column radiator, built-in wardrobe space and eaves storage.

En-Suite Shower Room/WC: wood framed double glazed Velux skylight with built-in blind, Burlington close coupled wc and Burlington hand basin with built-in towel rail, further heated towel rail on opposing wall, Victorian style ceramic tiled floor with underfloor heating, metro tiled enclosure around shower cubicle with low level tray, mains fed rainhead shower with further hose attachment and alcove to side for toiletries, ceiling mounted extractor fan and shaving point.

STUDY: (7'1" x 5'1") (2.16m x 1.56m) Accessible from bedroom 1. A pair of wood framed double glazed Velux skylights to front elevation with built-in blinds, radiator. Currently used as a study and alternatively could be used as a cot room for a young infant.

OUTSIDE

FRONT GARDEN: (16'5" x 9'1") (5.04m x 2.77m) a South facing front courtyard garden with outside shed, space for bins and ample space for seating considering the property is at the quieter end of the road.

REAR GARDEN: (23'8" max x 17'1") (7.27m x 5.19m) a low maintenance courtyard rear garden laid to patio with a pair of small trees for shade, with notably open aspects to the east and west, outside water supply, power and lighting.

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 has Good Leasehold title for 1000 years from 25 March 1879. 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		
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.




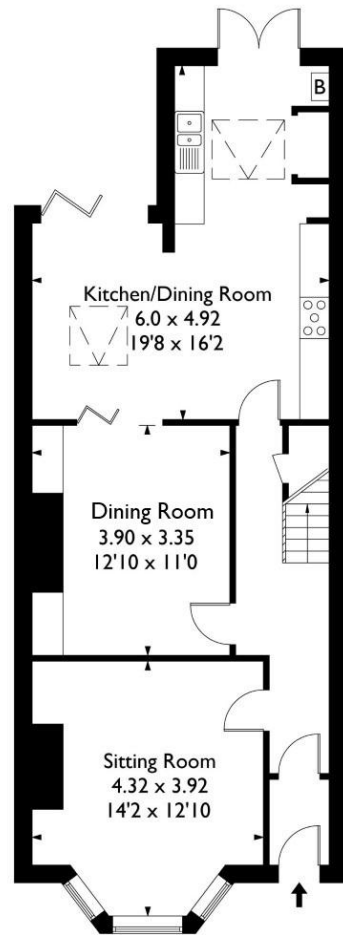


Raglan Road, Bishopston, Bristol BS7 8EF

Approximate Gross Internal Area 141.2 sq m / 1520.3 sq ft



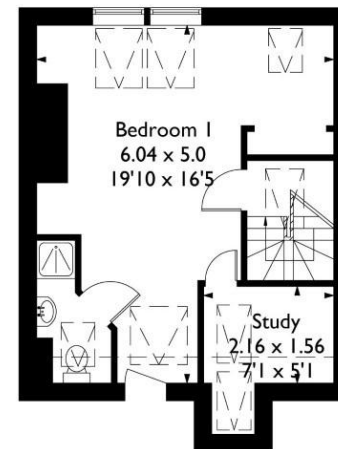
 = Reduced headroom below 1.5m / 5'0"



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.