



10 Elgin Park, Redland
Guide Price £1,195,000

RICHARD
HARDING



10 Elgin Park,

Redland, Bristol, BS6 6RU

RICHARD
HARDING

A most attractive and well-proportioned five-bedroom, four reception room Victorian semi-detached house, offering exciting scope for further personalisation. Enjoying a 60ft x 30ft level rear garden, attractive front gardens and many period features.

Key Features

- Located on an enviable wide residential road within 700 metres of Redland Green School and just a few hundred metres of Whiteladies Road, with its excellent restaurants, weekly farmers market and regular bus connections. Redland and Clifton Down train stations are also nearby.
- **Accommodation:** entrance vestibule with access through to a lean-to leading through to the garden, providing useful bicycle storage etc, central entrance hallway, four separate reception rooms, kitchen with access to the garden, butlers pantry and access to storage cellars.
- **First floor:** landing, four bedrooms and a family bathroom.
- **Second floor:** bedroom 5 and loft space.
- Ground floor storage cellars offer further potential, if required.
- A beautiful historic bath stone fronted Victorian semi with extremely exciting scope to personalize and add one's own stamp to this well-located family home.





GROUND FLOOR

APPROACH: via stone pillars and garden gate leading into a pathway running up the right-hand side of the building beside the attractive lawned front garden, the pathway leads up to the front door to the property which leads into an entrance vestibule connecting through to the rear garden and with a door off to the main entrance hallway.

ENTRANCE HALLWAY: central welcoming entrance hallway with high ceilings, original cornicing, picture rail, radiator, staircase rising to first floor landing and doors leading off to the bay fronted sitting room, reception 2, reception 3/ study and ground floor shower room/wc. A few steps lead around the staircase to the breakfast room/reception 4 where there is also a door off to a butler's pantry and door downs to the cellars.

SITTING ROOM: (19'5" max into bay x 13'6" max into chimney recess) (5.92m x 4.11m) an elegant bay fronted sitting room with high ceilings, original ceiling cornicing and central ceiling rose, wide bay to front comprising three sash windows with working wooden shutters a period fireplace with a white marble surround and radiator.

RECEPTION ROOM 2: (14'10" max into bay x 12'1") (4.52m x 3.68m) a generous second reception room with wide bay to rear overlooking the rear garden comprising of three sash windows with working wooden shutters, high ceilings with original ceiling cornicing, built in book casing and radiator.

RECEPTION 3: (14'10" x 10'1" max into chimney recess) (4.52m x 3.07m) high ceilings with original ceiling cornicing, picture rail, fireplace, sash window to front with working wooden shutters, radiator and exposed floorboards.

RECEPTION 4/BREAKFAST ROOM: (14'6" x 10'10" max into chimney recess) (4.42m x 3.3m) breakfast room with a part glazed door connecting through to the kitchen. High ceilings with picture rail, window to rear overlooking rear garden feature chimney opening with timber mantle, built in shelving to chimney recess, oak floorboards and radiator.

KITCHEN: (18'3" x 6'5") (5.56m x 1.96m) a galley kitchen with vintage English rose kitchen units with stainless steel worktop and large double bowl sink and drainer unite. Double glazed window to rear and side and part double glazed door accessing the rear garden.

CLOAKROOM/WC: (7'0" x 6'3") (2.13m x 1.91m) ground floor shower room comprising of corner shower enclosure with system fed shower, low level wc and pedestal wash hand basin, heated towel rail and window to side.



LOWER GROUND FLOOR

CELLARS: there is cellar storage space running beneath the main entrance hallway and a cellar room beneath reception 2, which houses the gas central heating boiler and part glazed door out to the garden.

FIRST FLOOR

LANDING: doors off to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and the family bathroom/wc, further door accesses a recessed linen cupboard. Staircase continues up to the second-floor level.

BEDROOM 1: (front) (15'3" x 14'0" max into chimney recess) (4.65m x 4.27m) a double bedroom with high ceilings, ceiling coving, picture rail, sash windows to front and radiator.

BEDROOM 2: (rear) (16'2" x 13'0" max into chimney recess) (4.93m x 3.96m) a double bedroom with high ceilings, ceiling coving, picture rail, exposed floorboards, radiator and bay to rear comprising three sash windows offering a wonderful open outlook over the rear and neighbouring gardens.

BEDROOM 3: (rear) (14'6" x 11'6" max into chimney recess) (4.42m x 3.51m) a double bedroom with high ceilings, ceiling coving, picture rail, exposed strip floorboards, radiator and sash window to rear.

BEDROOM 4: (front) (15'2" x 10'0" max into chimney recess) (4.62m x 3.05m) with high ceilings, ceiling coving, picture rail, radiator and sash window to front.

FAMILY BATHROOM/WC: (10'4" x 7'8") (3.15m x 2.34m) a large family bathroom with free standing clawfoot bath, low level wc, pedestal wash basin, sash window to rear and heated towel rail.



SECOND FLOOR

LANDING: roof light panel provides natural light through the landing and stairwell and door leads off to attic/bedroom 5.

BEDROOM 5: (15'6" reducing to 6'4" x 13'8") (4.72m reducing to 1.93m x 4.17m) Dormer window to front, further sash window to side, exposed floorboards, radiator, door accessing a walk-in store/wardrobe, which in turn has a low-level hatch off to the eaves loft storage space.

OUTSIDE

FRONT GARDEN: the property enjoys a beautiful lawned front garden, setting the property back well from the roadside with flower borders containing various plants and shrubs and a fabulous mature magnolia tree, attractive period stone boundary walls.

PARKING: Elgin Park is part of the Cotham North residents parking permit zone, and permits are available for a modest fee from the council, and some of the properties locally have created off road parking on the front garden and this may be a possibility, subject to any necessary consents.

REAR GARDEN: (60ft x 30ft) (18.29m x 9.14m) a wonderful level lawned rear garden of a great size for Redland with raised railway sleeper deep flower border containing various plants and shrubs, a pond, various trees including an apple tree and an olive tree. Door accessing lean-to which connects through to the entrance vestibule providing a handy access way through from the front to the rear of the property. Garden tap and attractive stone boundary walls.

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. This information should be checked with your legal adviser.

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

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		73 C
55-68	D		
39-54	E	41 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.



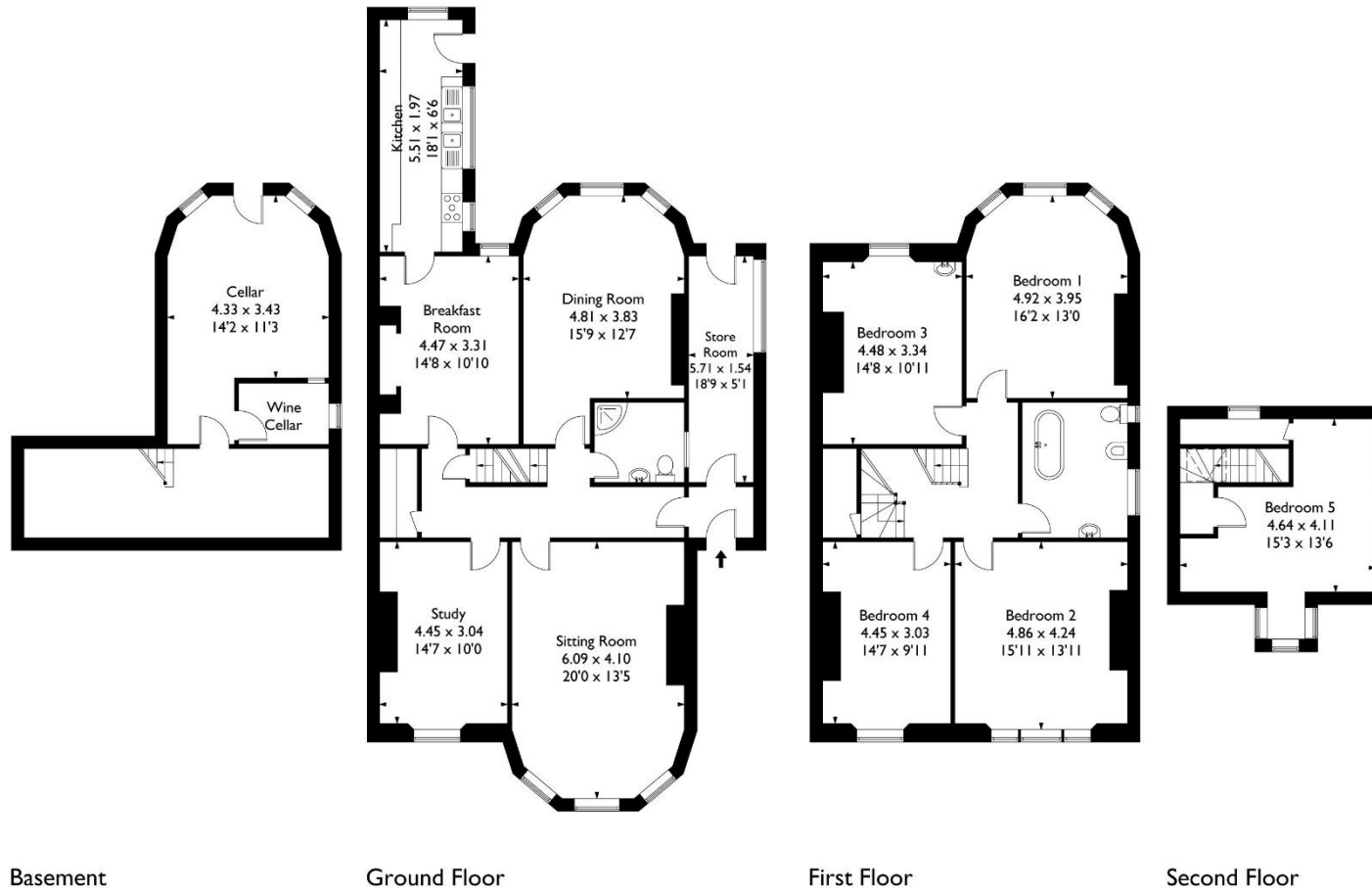


Elgin Park, Redland, Bristol BS6 6RU

Approximate Gross Internal Area 221.9 sq m / 2388.6 sq ft

Basement Area 34.8 sq m / 374.9 sq ft

Total Area 256.7 sq m / 2763.5 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.