



23 Clyde Road, Redland
Guide Price £1,195,000

RICHARD
HARDING



23 Clyde Road,

Redland, Bristol, BS6 6RJ

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A handsome and well located 4 double bedroom, 2/3 reception room, Victorian semi-detached family home with fabulous front and rear gardens (rear is 85ft x 28ft), many retained period features and handy basement utility and storage space.

Key Features

- Highly convenient Redland location within a short level stroll of Whiteladies Road with its cafes, restaurants, shops and weekly farmer's market. The property is within easy reach of excellent schools such as Bristol Grammar, QEH and Clifton College.
- **Ground Floor:** fabulous Victorian entrance vestibule providing useful storage and leading through to the rear garden, further central entrance hallway with impressive high ceilings, bay fronted 19ft x 24ft through lounge/family room, reception 2/dining room with adjoining kitchen/breakfast room, accessing the rear garden.
- **Basement:** central utility space and bay fronted room perfect as storage, hobby space or kids' games room.
- **First Floor:** 4 double bedrooms (one with en-suite) family bathroom and airing/boiler cupboard.
- Incredible 85ft x 28ft level lawned rear garden.
- Solar thermal panel providing water heating.
- Enjoyed by the current owners for the last 30 years, this impressive period home offers a great opportunity to make one's own.





GROUND FLOOR

APPROACH: via a garden gate and pathway leading beside the well-stocked front garden, the pathway leads up to the attractive lane entrance to the house.

ENTRANCE VESTIBULE: (26'1" x 5'0") (7.95m x 1.52m) an impressive Victorian entrance, glazed roof, attractive original stained glass panels to side, original tessellated tiled floor. This space provides a useful additional storage area and convenient walkway through to the door accessing the rear garden. Part stained glass door through to:-

ENTRANCE HALLWAY: generous central entrance hallway with high ceilings, original ceiling cornicing and staircase rising to first floor landing. Further staircase descending into the basement. Exposed stripped floorboards, radiator, inset floor mat, stained glass window into vestibule. Doors off to the through lounge/family room, dining room/ reception 2, kitchen/breakfast room and ground floor cloakroom/wc.

LOUNGE/FAMILY ROOM: (23'11" max into chimney recess x 19'1" max into bay) (7.29m x 5.82m) an impressive room (could be 2 reception rooms if required); wide bayed front comprising 3 sash windows with wooden shutters and further sash window beside also with shutters, all of which overlook the front garden. Impressive period fireplace, high ceilings with original ceiling cornicing, central ceiling roses and picture rail, feature archway connecting the two spaces, radiators and exposed insulated stripped floorboards.

RECEPTION 2/DINING ROOM: (19'7" max into bay x 12'9" max into chimney recess) (5.96m x 3.89m) an elegant bayed dining room with high ceilings, ceiling cornicing, central ceiling rose and picture rail, wide bay to rear comprising 3 sash windows with wooden shutters, exposed stripped floorboards (insulated), radiators, period fireplace. Door providing a handy sociable connection through from the dining room to the kitchen/breakfast room, connected by 3 steps.

KITCHEN/BREAKFAST ROOM: (15'0" x 11'2" max into chimney recess) (4.57m x 3.40m) a separate kitchen/breakfast room with fitted kitchen units comprising base and eye level cupboards and drawers with granite worktop over and inset 1 ½ bowl sink and drainer unit. Appliance space for a cooker and fridge/freezer, space for breakfast table and chairs, radiator, wood flooring, double glazed timber frame window to rear and double glazed door to rear accessing the rear garden.

CLOAKROOM/WC: low level wc and wash basin.

FIRST FLOOR

LANDING: doors off to 4 double bedrooms and family bathroom. Boiler/airing cupboard housing Valliant gas central heating boiler, water tank and controls for the solar panel.

BEDROOM 1: (front) (19'5" max into bay x 13'8" max into chimney recess) (5.92m x 4.17m) an impressive principal double bedroom with wonderful high ceilings, ornate ceiling cornicing, picture rail and ceiling rose. Wide bay to front comprising 3 sash windows, period fireplace and a radiator.

BEDROOM 2: (rear) (16'8" max into bay x 12'9" max into chimney recess) (5.07m x 3.89m) double bedroom with high ceilings, ceiling coving, wide bay to rear comprising 3 double glazed timber frame windows, offering a lovely green open outlook over the rear and neighbouring gardens. Radiator. Door accessing:-

En-Suite Shower Room/wc: oversized shower enclosure, low level wc and wash hand basin. Double glazed timber framed window to side and a heated towel rail.

BEDROOM 3: (rear) (15'0" x 10'9") (4.56m x 3.27m) double bedroom with high ceilings, ceiling coving, double glazed timber framed window to rear, offering a similar open outlook as bedroom 2. Built-in wardrobes to chimney recesses and a radiator.

BEDROOM 4: (front) (14'7" x 9'10" max into chimney recess) (4.44m x 3.00m) double bedroom with high ceilings, ceiling coving, picture rail, period fireplace, double glazed timber framed window to front and a radiator.

BATHROOM/WC: white suite with panelled bath with system fed shower over, low level wc and pedestal wash basin, double glazed sash timber sash window to the side elevation.





BASEMENT

Useful basement, utility and storage spaces running beneath the entrance hallway and the bayed room at the front of the property, providing excellent storage and also having plumbing and appliance space for washing machine with built-in base level units and a sink.

OUTSIDE

FRONT GARDEN: (30'0" x 28'0") (9.14m x 8.53m) lawned front garden with mature fruit tree, various shrubs and plants with a period boundary wall to front and pathway leading to the front door to the property.

REAR GARDEN: (85'0" x 28'0") (25.91m x 8.53m) an incredibly good-sized level rear garden for its central location. The garden is mainly laid to lawn with attractive brick and stone boundary walls with an abundance of foliage with mature fruit trees, lily pond and timber garden summer house, handy access through the entrance vestibule to the front of the property, outdoor tap and woodstore.

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: F

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

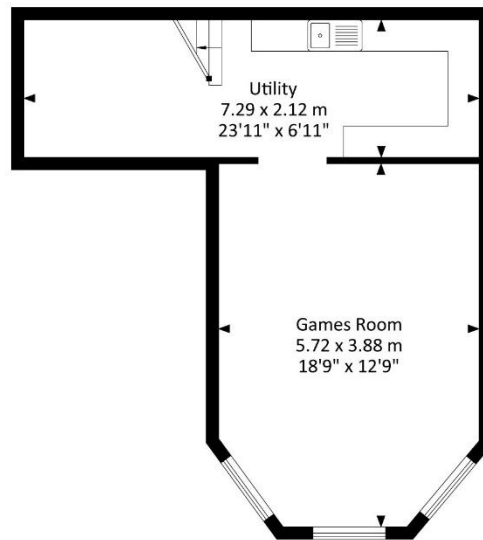
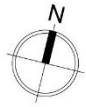
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



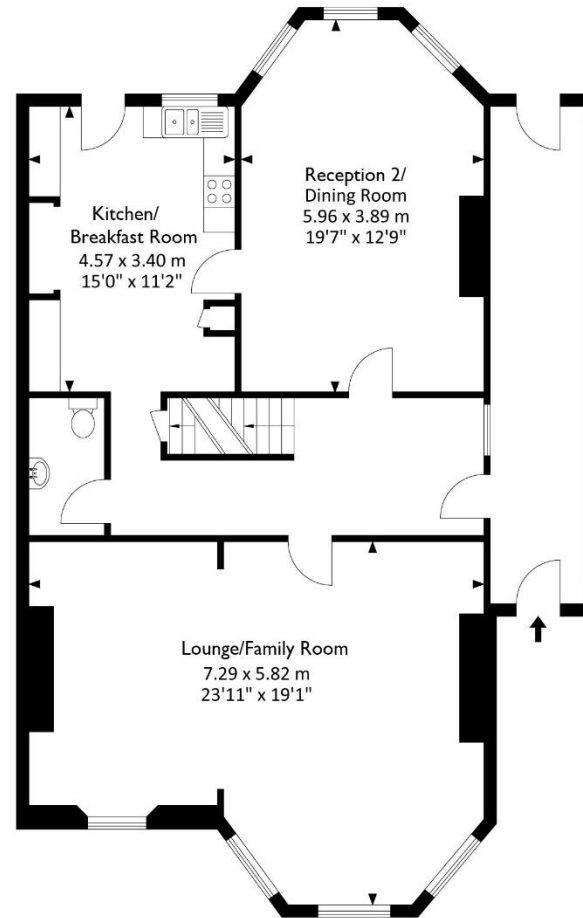


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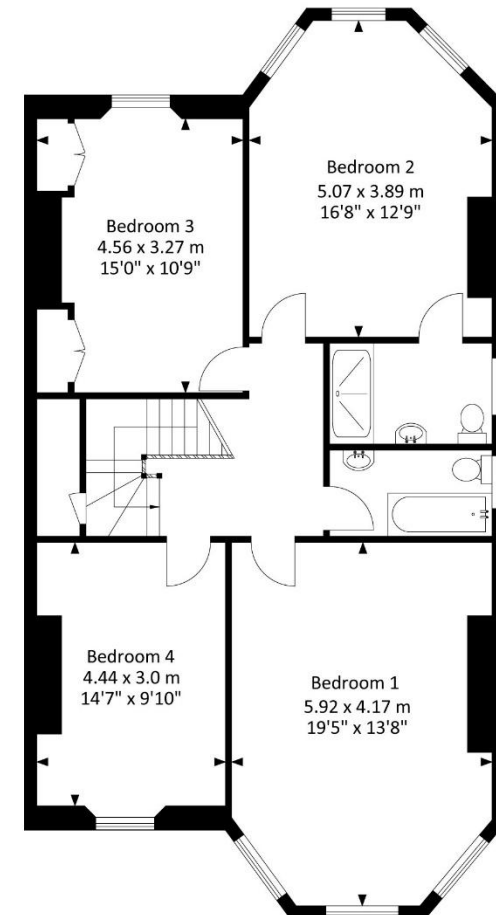
Approx. Gross Internal Area
2495.3 Sq.Ft - 231.8 Sq.M



Lower
Ground Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.