



42 Brighton Road, Redland

Guide Price £675,000

RICHARD
HARDING



42 Brighton Road,

Redland, Bristol, BS6 6NT

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A well-proportioned and light 4 double bedroom terraced family home in Redland offering flexible accommodation with a kitchen/dining room, 1/2 reception rooms, and a south-west facing enclosed rear garden. Retaining many original features including panelled doors. Conveniently positioned for the amenities of Chandos Road, Whiteladies Road and Redland train station. Offered with no onward chain.

Key Features

- A well-proportioned and light 4 double bedroom house in Redland providing level access from street level. The property accommodation comprises 4 double bedrooms, kitchen/diner, living room, family bathroom, separate wc and south facing garden.
- **Ground Floor:** porch leading into central hallway, sitting room with a door leading to cloakroom (so could be used as a further bedroom), kitchen/dining room.
- **First Floor:** landing, bedroom 1 and bedroom 2.
- **Second Floor:** landing, bedroom 3, bedroom 4 and family bathroom/wc.
- **Outside:** a low maintenance courtyard front garden provides level access to the front entrance, south-west facing rear garden.
- **Within the Cotham North residents parking permit zone.**
- Offered to the market with no onward chain making a prompt move possible.





GROUND FLOOR

APPROACH: from the pavement a short path leads to the front entrance door with a low maintenance front garden beside.

ENTRANCE PORCH:

ENTRANCE HALLWAY: spacious understairs storage area, stairs rising to the first floor landing.

SITTING ROOM: (12'3" x 11'8") (3.74m x 3.55m) front facing with two sash windows overlooking Brighton Road, door to separate wc (making this room suitable to use as a bedroom instead of sitting room – if required).

Separate WC: partially tiled with wc and wash hand basin.

KITCHEN/DINING ROOM: (16'1" x 11'9") (4.89m x 3.58m) terracotta flooring, Aga, range cooker, range of base and eye level units with splashback tiling, space for fridge/freezer and washing machine. Ample space for dining room furniture. Double glazed wooden French doors leading out onto a decked area suitable for outdoor dining.

FIRST FLOOR

LANDING: stairs rise from the ground floor. Doors radiate to bedroom 1 and bedroom 2.

BEDROOM 1: (16'3" into chimney recess x 15'5") (4.94m x 4.69m) two sash windows to the front elevation, two radiators, walk-in wardrobe with built-in dresser, wooden flooring, radiator.

BEDROOM 2: (15'5" into chimney recess x 12'4") (4.70m x 3.76m) sash window providing views over the sunny garden, walk-in wardrobe with dresser, radiator.

SECOND FLOOR

LANDING: stairs ascend from the first floor landing. Central landing with double glazed skylight. Doors radiate to bedroom 3, bedroom 4 and family bath/shower room/wc.

BEDROOM 3: (16'2" into chimney recess x 11'7") (4.92m x 3.52m) two sash windows overlooking the front elevation, walk-in wardrobe, wooden flooring.

BEDROOM 4: (12'4" x 9'9" into chimney recess) (3.76m x 2.96m) sash window overlooking the rear garden, walk-in wardrobe and built-in cupboard housing the Vaillant gas combination boiler.

FAMILY BATH/SHOWER ROOM/WC: (13'0" x 6'0") (3.96m x 1.83m) with obscure glazed upvc double glazed window overlooking the rear garden, three piece white suite comprising bath, wall hung wash hand basin and wc with concealed cistern. Large walk-in shower cubicle with extractor, wall mounted mirrored cabinet, white wall tiling, tiled floor.

OUTSIDE

FRONT GARDEN: low maintenance front garden mainly laid to stone chippings.

REAR GARDEN: (28ft max x 16ft) (8.53m x 4.88m) south-west facing garden with decked seating area accessed from the kitchen/dining room leading onto an astro turf lawn, storage shed, raised vegetable bed with railway sleeper surround.



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: E

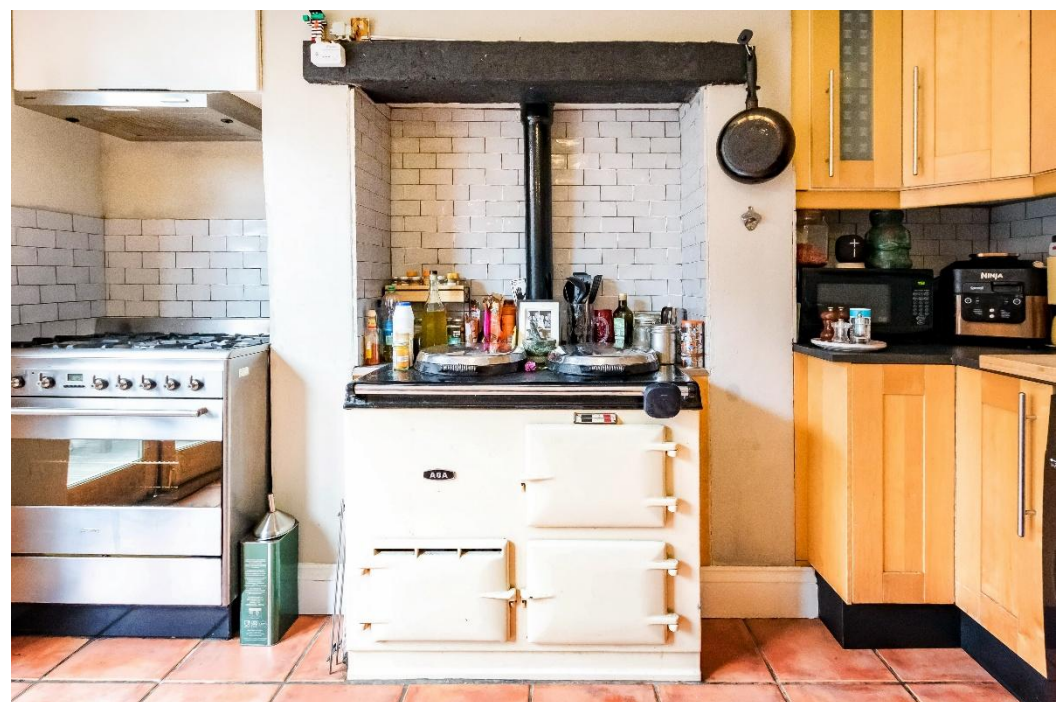
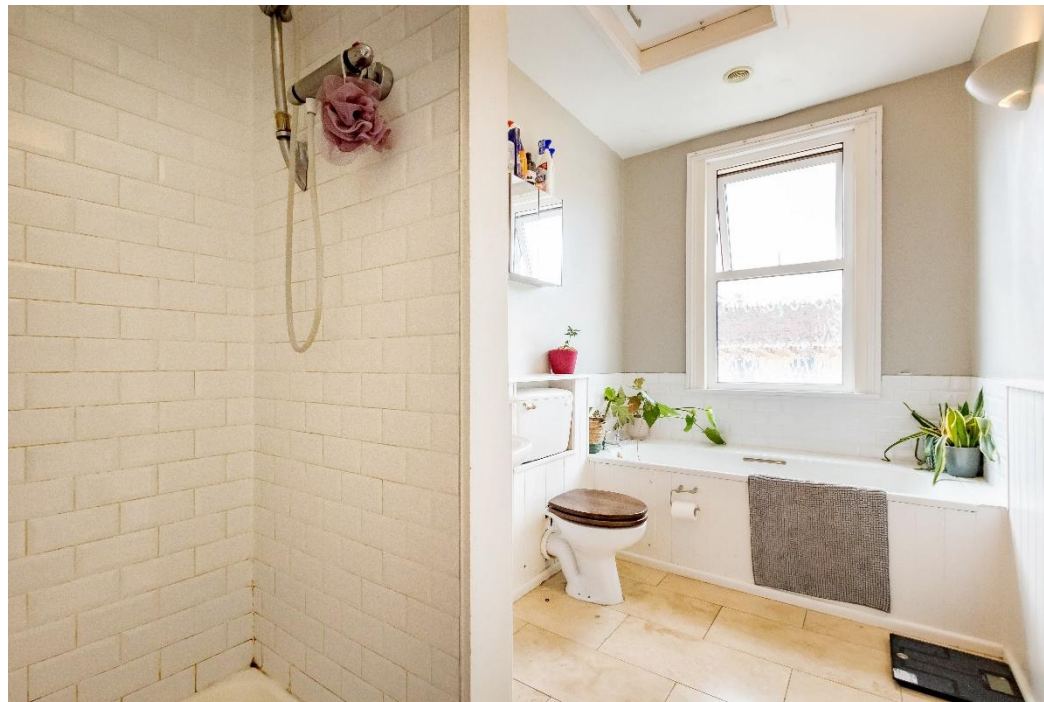
PLEASE NOTE:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

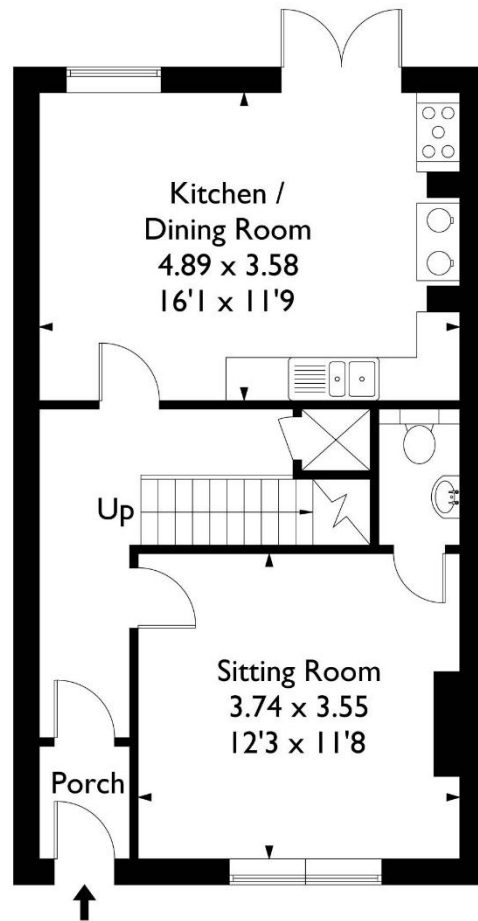
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



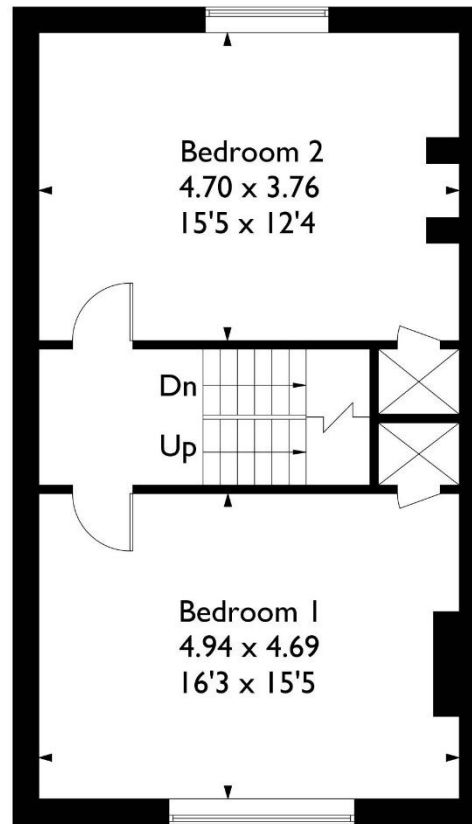


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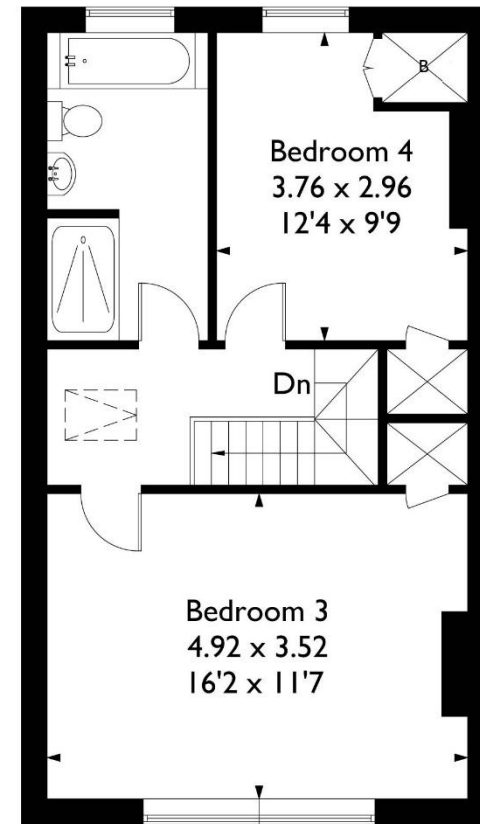
Approximate Gross Internal Area = 130.71 sq m / 1406.95 sq ft



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.