



10 Fairview Drive, Redland

Guide Price Offers in excess of £850,000

RICHARD
HARDING



10 Fairview Drive,

Redland, Bristol, BS6 6PW

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Tucked away in an enviable position situated within striking distance of the various and vast amenities on offer from the nearby Chandos Road; a rather special and most attractive 3/4 bedroom, 2/3 reception room, 3 bath/shower room, Victorian period bay fronted home (approx. 2,118.44 sq. ft.), with sunny town garden, off-street parking and no onward chain.

Key Features

- A beautiful and extremely versatile period home with a calm and civilised atmosphere in a peaceful yet highly convenient location within the heart of Redland.
- A unique and striking home which retains an abundance of period charm throughout, retaining many original features such as beautiful ceiling cornicing and ceiling roses, high ceilings, sash windows, exposed stripped floorboards and ornate moulded plasterwork. These blend seamlessly with some well-considered and high-quality modern improvements.
- Off street parking for one vehicle to the front of the house.
- **Raised Ground Floor:** entrance hallway, drawing room, second reception room/bedroom 3, raised southerly facing balcony and a study room.
- **Lower Ground Floor:** open plan kitchen/dining/living space, utility room, storage room, lower ground floor wc.
- **First Floor:** shower room, principal bedroom with en-suite and bedroom 2.
- **Second Floor:** loft converted bedroom 3 and en-suite.
- Situated in a first-class Redland location just off the sought after Chandos Road with a plethora of highly regarded cafes, restaurants and shops, the house is also within a short stroll of the relatively nearby Whiteladies Road, Gloucester Road and Clifton Down train station. The Downs with over 400 acres of recreational space is only a little further afield.





RAISED GROUND FLOOR

APPROACH: the property is accessed from pavement where a sloped pathway gently ascends to two stone steps which further ascend to a wooden front door, this leads neatly beside a small gravelled section with metal railing over. Adjacent to this on the right hand side is the off street parking space for one vehicle which is laid to gravel.

ENTRANCE VESTIBULE: laid to stripped wooden floorboards with moulded skirting boards, beautiful ceiling cornicing, light point, various wall mounted coat hooks, secondary part glazed wooden door with fanlight over leads into:-

ENTRANCE HALLWAY: laid to stripped wooden floorboards. Doors off to the sitting room, reception 2/bedroom 3 and study. Carpeted staircase with wooden balustrade ascends to the upper levels of this beautiful period home and carpeted staircase descends to the lower ground floor.

STUDY: (8'0" x 5'11") (2.44m x 1.80m) stripped wooden floorboards, gas column radiator, light point, light flooding in via the rear elevation via single sash window with leafy outlook across towards the town garden. A versatile space currently utilised as a work from home office space.

SITTING ROOM: (15'1" x 13'8") (4.60m x 4.17m) a simply stunning room set into bay with light flooding in via three single sash windows with leafy outlook across towards the street scene to the front elevation, beautiful ceiling cornicing and ceiling rose with light point, laid to stripped wooden floorboards, moulded skirting boards, space into chimney recesses with wooded surround, various wall mounted shelving units, TV point, gas radiator.

RECEPTION 2/BEDROOM 3: (13'1" x 11'6") (3.98m x 3.50m) this versatile and light room is currently utilised as an additional reception room which has been used as a bedroom before or could be a dining room dependent upon one's preferences. Laid to stripped wooden floorboards, space into chimney recesses with wooden surround, wall mounted shelving units, ceiling cornicing, light point, part glazed wooden doors seamlessly open onto:

Raised Balcony: The perfect alfresco dining space, laid to wooden decking and enclosed by wooden railings.

LOWER GROUND FLOOR

Stairs descend from the ground floor to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE: measured and described separately as follows:

Kitchen: (15'3" x 12'2") (4.64m x 3.70m) wood laminate flooring, comprises of a variety of base and drawer units with square edged wooden worktops, Belfast style sink with tap over, space for range cooker, light flooding in via the front elevation via two sash windows overlooking the driveway, space for freestanding fridge/freezer, inset ceiling downlights, space for freestanding portable kitchen island, moulded skirting boards, access via wooden door off the kitchen to a large pantry space.

Pantry Space: wood laminate flooring, light point and a variety of wall mounted shelving units. Secondary wooden door leads to:

Larder/Storage Space: (9'2" x 3'8") (2.80m x 1.12m) wall mounted gas and electricity meters, space for freestanding fridge/freezer. A useful and versatile space currently utilised as a wine cellar.

Dining/Living Space: (17'9" x 12'1") (5.41m x 3.67m) adjacent to the kitchen space, wooden laminate flooring, space into chimney recess with log burner with wooden surround, tv point, internet point, 2 gas column radiators, inset ceiling downlights. Plenty of room for a dining table and sofas. Wooden door opens to:-

UTILITY ROOM: (5'4" x 5'3") (1.62m x 1.60m) a compact but useful space which comprises of a brief work space with roll edged laminate worktop and cabinet below, space for freestanding washer/dryer, stainless steel bowl sink with integrated drainer unit beside and tap over, light coming in via the rear elevation via single sash window with leafy outlook onto the town garden, wall mounted gas combination boiler, extractor fan, light point, smoke alarm, wooden door leads to a lower ground floor wc.

SEPARATE WC: low level WC and wall standing wash hand basin with chrome taps, laminate flooring, gas column radiator and moulded skirting boards. Light coming in via sash window to the rear elevation.

FIRST FLOOR

LANDING: split level landing which is half laid to fitted carpet and half to exposed wooden floorboards. This provides access off to bedroom 2, shower room/wc and bedroom 1 with en-suite.

BEDROOM 1: (13'8" x 11'7") (4.17m x 3.54m) stripped wooden floorboards, light flooding in via the front elevation via two large sash windows with leafy outlook across towards the street scene, moulded skirting boards, ceiling cornicing with light point, carbon monoxide alarm, fitted wardrobes, gas radiator. Door into:-

En-Suite Bathroom/WC: laid to vinyl flooring, bath cubicle with wall mounted stainless steel shower head and controls and stylish splashback tiled surround on two sides, floor standing wash hand basin with chrome tap, low level wc, light point, radiator, chrome towel radiator, light flooding in via the front elevation via a part frosted single sash window.





BEDROOM 2: (13'5" x 11'10") (4.09m x 3.61m) laid to fitted carpet with moulded skirting boards, light flooding in via the rear elevation via single sash window with curtain rail over, ceiling cornicing, carbon monoxide alarm and light point, recess into chimney breast with wooden surround and fitted wardrobes, gas radiator.

SHOWER ROOM/WC: comprises low level wc with floor standing wash hand basin with chrome tap, shower cubicle with glass insert and wall mounted shower head and controls, light point, light flooding in via the rear elevation via a frosted sash window, extractor fan, radiator, laminated tile effect flooring.

SECOND FLOOR

LANDING: stairs ascend from the first floor to a loft conversion.

BEDROOM 4: (26'3" max into eaves x 12'0") (8.00m x 3.66m) a large room which has recently been converted by the current owner to a high standard. Laid to wooden laminate flooring with light coming in via Velux skylights to the front and rear elevations, multiple inset ceiling downlights, two electric radiators.

Laundry Area: (7'3" x 6'7") (2.20m x 2.01m) there is an array of wall, base and drawer units with space for freestanding washer/dryer and integrated fridge/freezer. Stainless steel 1½ bowl sink with swan neck tap over and stylish tiled surrounds on two sides.

En-Suite Shower/WC: wood laminate flooring, low level wc, chrome towel radiator, floor standing wash hand basin with chrome tap, shower cubicle with wall mounted electric shower head and controls over and stylish splashback tiled surround on multiple side, inset ceiling downlights, extractor fan, skylight flooding natural light in.

OUTSIDE

REAR GARDEN: a charming southerly facing town and 'secret' rear garden space predominantly laid to tiled patio with a wooden decked area. Enclosed by wooden fencing to the side borders and to brick wall to the rear. Outside light and tap.

OFF STREET PARKING: The property benefits from off-street parking for one vehicle to the front of the house. Laid to gravel with outside stop tap. The width for this space is only 2.63m (approximately) and therefore may not be wide enough for a variety of modern cars.

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:

- 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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

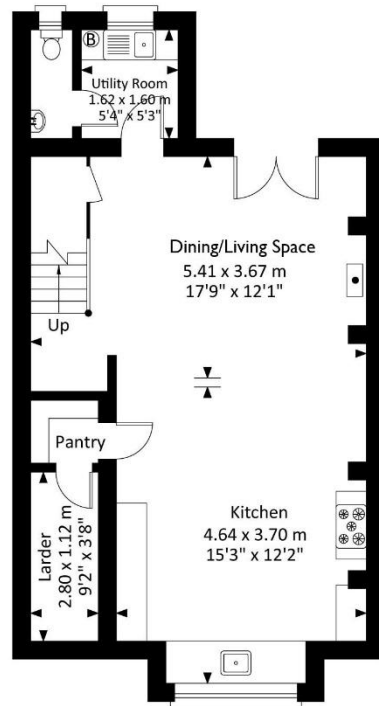
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



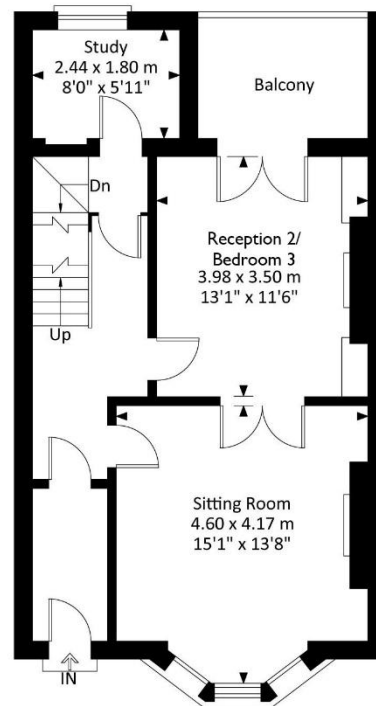


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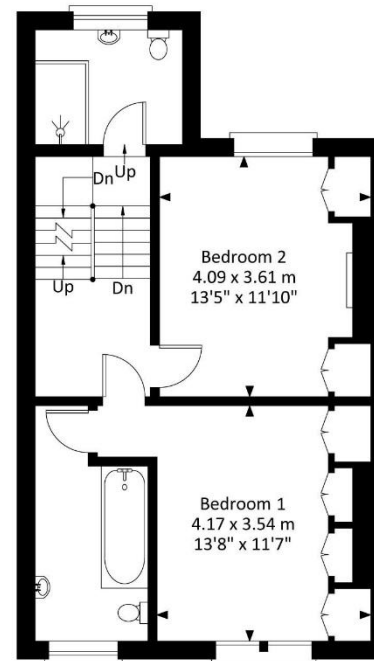
Approximate Gross Internal Area = 196.81 sq m / 2118.44 sq ft




Lower Ground Floor

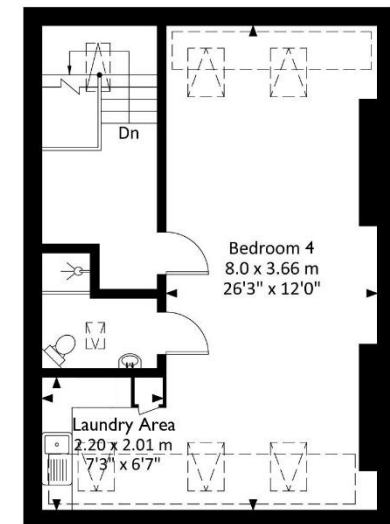


Raised Ground Floor



First Floor

 = Reduced Head Height



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.