



19 Stanley Road, Cotham
Guide Price £650,000 - £700,000

RICHARD
HARDING



19 Stanley Road,

Cotham, Bristol, BS6 6NP

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An attractive owner occupied 3/4 bedroom, 2 bathroom, Ashlar stone fronted Victorian mid-terraced house, arranged over three levels with flexible accommodation, large conservatory and rear courtyard gardens.

Key Features

- Presented to an owner occupied standard, providing flexible accommodation and a pair of alternative entrances from the front.
- Gas fired central heating and fully double glazed throughout.
- A substantial rear conservatory leading from the kitchen.
- Built-in wardrobes in all bedrooms on the upper floors.
- Prime location in the heart of Redland, equidistant between Whiteladies Road and Gloucester Road, with the lovely independent shops, restaurants and cafes of Chandos Road on the doorstep. Local schools include St John's Primary, Cotham Gardens Primary and Cotham Secondary School, making it a great location for young professionals and families alike.
- Situated in the Cotham and Redland Conservation Area and the CN residents parking scheme.





RAISED HALL FLOOR

APPROACH: from the pavement, wrought iron pedestrian gate opens to front garden with a short flight of six slate steps with handrail raising to the raised hall floor with wooden door into:-

ENTRANCE VESTIBULE: high ceilings with ceiling mouldings and further internal obscure glazed door into:-

ENTRANCE HALLWAY: L shaped hallway with a continuation of ceiling mouldings, turning staircases rise/descend to both upper and lower levels, a pair of doors on this level with radiator to side.

SITTING ROOM: (16'0" x 11'2") (4.87m x 3.41m) upvc double glazed window to rear elevation overlooking conservatory/garden with radiator below, high ceilings continue, substantial built-in storage cupboard with hanging rail.

BEDROOM 2: (12'4" x 12'4") (3.76m x 3.75m) upvc double glazed windows to front elevation overlooking street scene views with radiator below, high ceilings continue with ceiling mouldings and ornate central ceiling rose, substantial built-in wardrobe with shelving and automatic light.

FIRST FLOOR

LANDING: L shaped landing with an abundance of natural light from wood framed double glazed Velux skylight, radiator. Doors from this level lead to two bedrooms and bathroom.

BEDROOM 1: (16'0" x 12'4") (4.88m x 3.76m) upvc double glazed windows to front elevation overlooking street scene views with radiator below, loft access hatch, built-in wardrobe with shelving.

BEDROOM 3: (11'3" x 9'9") (3.44m x 2.98m) upvc double glazed window to rear elevation overlooking conservatory and garden with radiator below, further loft access hatch, built-in wardrobe with shelving.

BATHROOM/WC: obscured upvc double glazed window to rear elevation with fully tiled walls, white suite comprising acrylic bath with mixer tap and shower hose attachment, hand basin with cupboards below, close coupled wc, corner shower cubicle with mixer shower, heated towel rail, mirrored medicine cabinet with further cupboard below, ceiling mounted extractor fan.

LOWER GROUND FLOOR

A turning staircase from the raised hall floor level descends to:-

HALLWAY: an L shaped entrance hallway which leads from the second alternative entrance with obscured upvc double glazed door to front elevation accessible from the front garden, wood effect flooring throughout, understairs storage cupboard, radiator, coat hanging rail. Doors from this level to bedroom, shower room/wc and kitchen.

BEDROOM 4: (12'3" x 12'1") (3.74m x 3.69m) presently arranged as an office with upvc double glazed window to front elevation overlooking street scene and garden, with a continuation of the wooden flooring from the hallway.

SHOWER ROOM/WC: arranged as a wet room with tiled walls and floor, mixer shower, ceiling mounted extractor fan, close coupled wc, medicine cabinet, pedestal wash hand basin with fixed wall mirror and light over, heated towel rail.

KITCHEN/DINING ROOM: (15'11" x 10'8") (4.85m x 3.24m) a substantial kitchen area with space for dining table on the tiled floor area with radiator. Fitted kitchen with eye and floor level units, worksurfaces with inset stainless steel 1 1/3rd sink with swan neck mixer tap. Spaces for 4 ring induction hob with extractor hood over, double electric oven, tall fridge/freezer and washing machine. Breakfast bar area adjacent to the opening through to:-

CONSERVATORY: (13'5" x 12'2") (4.09m x 3.70m) fully double glazed with obscure glazing on side windows and overlooking the garden and accessible via French doors, with a pair of radiators, power and lighting.



OUTSIDE

FRONT GARDEN: a front garden set adjacent to the front steps which is presently laid to decking and provides a useful seating area to complement the rear garden.

REAR COURTYARD GARDEN: (16'5" x 11'10") (5.00m x 3.60m) a mixture of brick and timber boundary walls on three sides, with a raised bed towards the rear of the garden, outside power and water supply, patio flooring.

NB: This area would be (26'3" x 16'5") (8.00m x 5.00m) if one were to remove the conservatory.

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, with a perpetual yearly rent charge of £3.3s.0d p.a. This information should be checked with your legal adviser.

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

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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

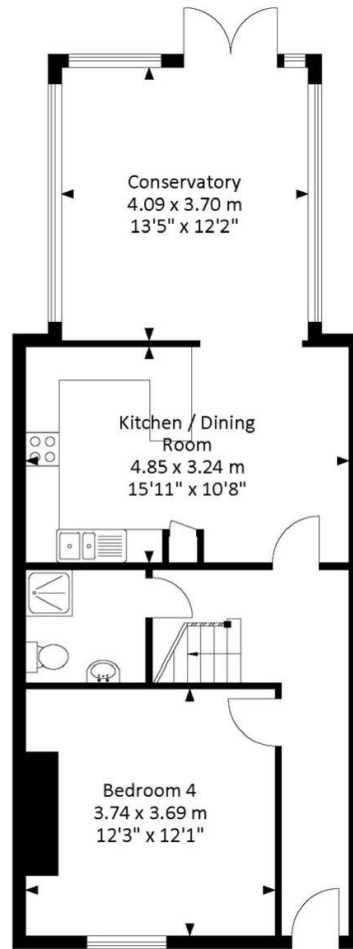
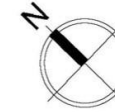
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



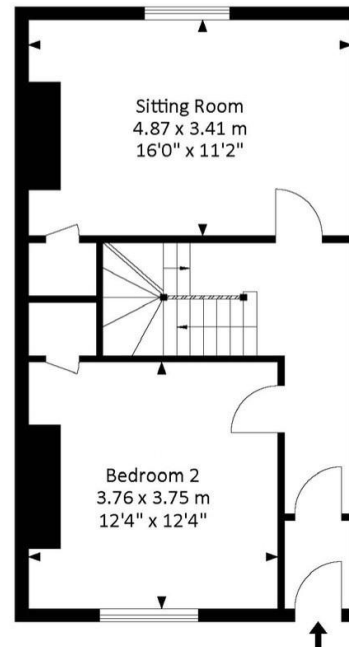


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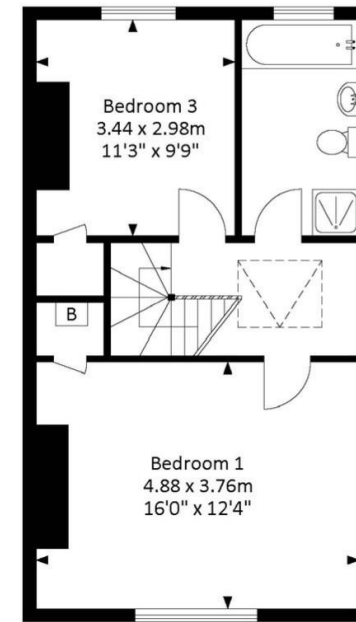
Approx. Area 1574.0 Sq.Ft - 146.20 Sq.M



Lower Ground Floor



Raised Hall 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.
Floor plan produced by Energy Plus.