



29 Raglan Road, Bishopston

Guide Price £700,000

RICHARD
HARDING



29 Raglan Road,

Bishopston, Bristol, BS7 8EF

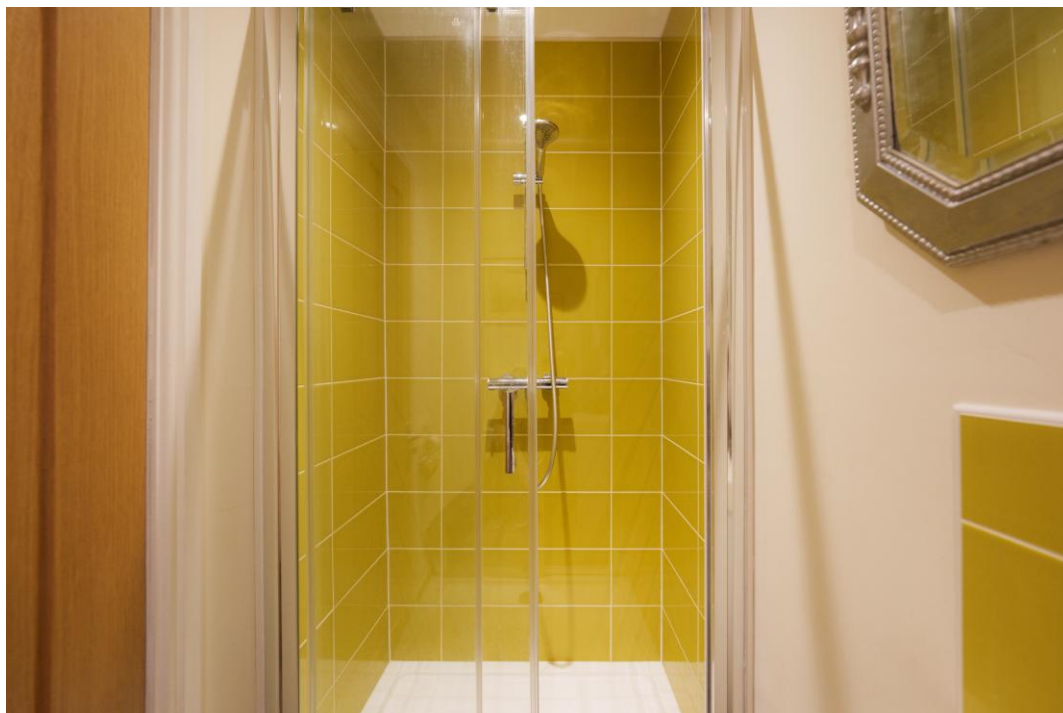
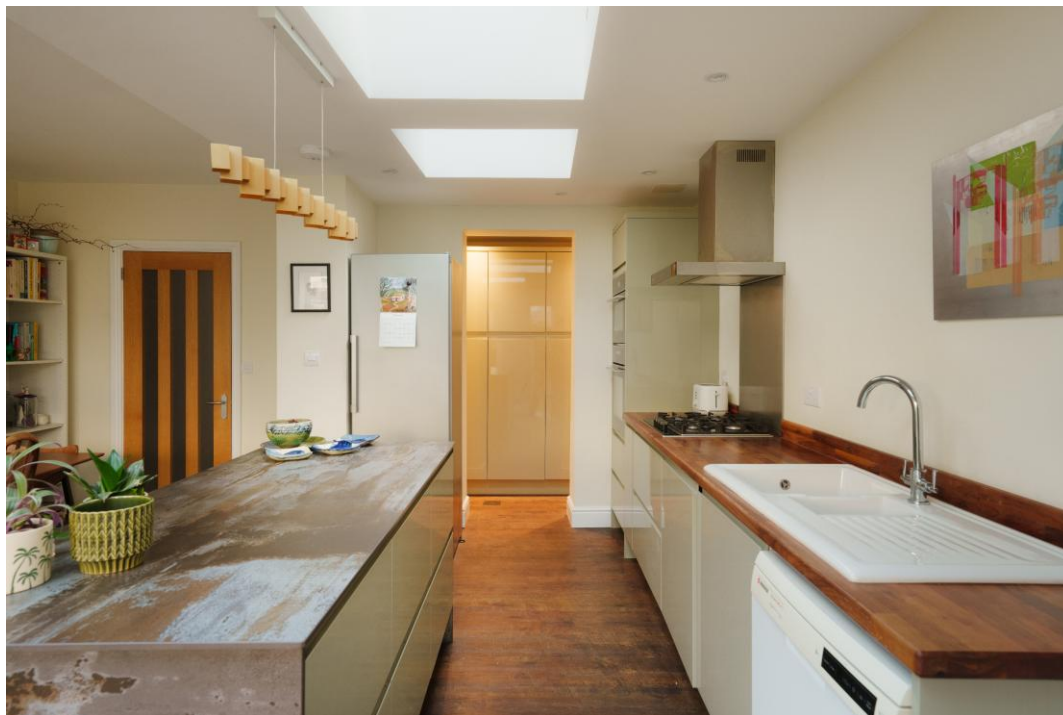
RICHARD
HARDING

An elegant, well-presented and extended, 3 double bedroom, 2 bath/shower room, three-storey Victorian period terraced family home, with imaginatively designed kitchen/family entertaining space and easy maintenance rear garden, located on a popular road in Bishopston just a moment's stroll from Gloucester Road and within 670 metres of Redland Green Secondary School

Key Features

- **Coveted location** – a sought after road in a friendly neighbourhood in the heart of Bishopston with the fantastic independent shops, cafes and restaurants of Gloucester Road just a short walk away, handy for the Downs and St Andrews Park and within easy reach to the city centre, Clifton village, Whiteladies Road, Bristol University, main hospitals, plus other local parks at Redland Green and Cotham Gardens. Nearby local train stations at Redland and Montpelier offer convenient access to Bristol Temple Meads.
- **Within 670 metres of Redland Green Secondary School** and nearby to many highly regarded primary schools.
- **Thoughtfully designed ground floor rear extension** creating an exceptional kitchen/family/entertaining space with sleek gloss, handleless and soft closing base and eye level units, Dekton worktops plus solid wooden worktops and integrated appliances.
- **Lovely atmosphere with many period features** including fireplaces, ornate ceiling plasterwork & double glazed sash windows.
- **Ground Floor:** reception hall, bay-fronted sitting room, open-plan kitchen family entertaining space, shower room/wc, utility room.
- **First Floor:** landing, 2 double bedrooms (one with dressing room), family bathroom/wc.
- **Second Floor:** part galleried landing/study, double bedroom (3 in total).
- **Outside:** front courtyard, private easy maintenance rear garden with sitting out area and well-stocked borders.
- **A most appealing period residence** offering gracious accommodation with so much to appreciate and savour – location, facilities, atmosphere, character, high quality contemporary additions and lots of light and space.





GROUND FLOOR

APPROACH: from the pavement, there is a dwarf stone wall with brick paved pathway leading to the front entrance, having external wall light. Solid composite panelled front door with chrome door furniture and opaque double glazed fanlight opening to: -

RECEPTION HALL: Approx. 26ft in length with tessellated tiled flooring, tall moulded skirtings, coved ceiling, central ceiling arch, radiator. Elegant staircase ascending to the first floor with handrail and ornately carved spindles. Solid oak panelled doors with chrome door furniture and moulded architraves (with the exception of the kitchen door which has glazed panels): -

SITTING ROOM: (15'9" x 12'8") (4.91m x 3.86m) a gracious principal reception room having bay window to front elevation comprising three wooden double glazed sash windows. Central period fireplace with coal effect gas fire, cast iron surround, decorative tiled slips, ornately carved mantelpiece and slate hearth. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, radiator.

OPEN-PLAN KITCHEN/FAMILY ENTERTAINING SPACE: (16'8" x 15'9") (5.08m x 4.81m) enjoying plenty of natural light with upvc double glazed double doors plus windows either side overlooking and opening to the rear garden. There is also a large lantern light and two skylight windows. Comprehensively fitted with an array of sleek gloss handle-less and soft closing base level units combining drawers and cabinets. Large island unit incorporating breakfast bar with slimline Dekton Trillium worktop surface and matching side panels. The remainder of the kitchen with solid roll edged wooden worktop surfaces, ceramic sink with draining board to side and swan neck mixer tap over. Integral appliances including 4-ring gas hob with stainless steel splash back and extractor hood with integral lighting, electric oven and combi microwave/oven. Space for dishwasher and tall fridge/freezer. Stylish wood effect flooring, ample space for table and chairs, tall moulded skirtings, three radiators, two ceiling light points, inset ceiling downlight. Via walkway there are further virtually full height cabinets providing further storage.

UTILITY ROOM: (10'10" x 8'6") (3.30m x 2.60m) shaker style base and eye level units, roll edged marble effect worktop surface, stainless steel sink with drainer board to side and mixer tap over, splashback tiling, space and plumbing for washing machine, space for undercounter freezer, tiled flooring with tiled skirtings, simple moulded cornicing, inset ceiling downlights, radiator, extractor fan.

SHOWER ROOM/WC: (7'10" x 3'3") (2.39m x 0.99m) built in shower cubicle with sliding glass door and panel, fully tiled surround, wall mounted shower unit and handheld shower attachment. Wall mounted wash hand basin with mixer tap, splashback tiling and double opening cupboard below. Low level dual flush WC. Tiled flooring with tiled skirtings, heated towel rail/radiator, inset ceiling downlights, extractor fan.

FIRST FLOOR

LANDING: moulded skirtings, ceiling light point, understairs open fronted storage space, turning staircase ascending to the second floor with handrail and ornately carved spindles enjoying plenty of natural light via Velux window. Solid oak panelled doors with moulded architraves and chrome door furniture opening to: -

BEDROOM 1: (12'9" x 11'11") (3.89m x 3.62m) pair of wooden double glazed sash windows to the front elevation with radiator below, chimney breast with recesses to either side, tall moulded skirtings, simple moulded cornicing, ceiling light point. Solid oak panelled door with moulded architraves and chrome door furniture, opening to: -

Dressing Room: (9'4" x 4'2") (2.84m x 1.27m) tall moulded skirtings, radiator, simple moulded cornicing, inset ceiling downlights, fitted with a range of hanging and drawer storage.

BEDROOM 2: (12'6" x 10'11") (3.80m x 3.32m) double glazed sash window to the rear elevation with radiator below, chimney breast with recesses to either side, tall moulded skirtings, ceiling light point.

FAMILY BATHROOM/WC: (9'5" x 7'3") (2.87m x 2.21m) freestanding roll top bath on ball and claw feet with mixer tap and telephone style shower attachment. Wash stand with circular wash hand basin and mixer tap, plus shelving below. Low level dual flush wc. Tiled flooring with tiled skirting, heated towel rail/radiator, feature wood panelled wall, built in mirrored cupboards, shaver point, canopied ceiling with inset ceiling downlights, extractor fan, double glazed window to side elevation.



SECOND FLOOR

PART-GALLERIED LANDING/STUDY: part-galleried over the stairwell with aforementioned Velux window and small study area, moulded skirtings, inset ceiling downlights. Door with moulded architraves and chrome door furniture opening to: -

BEDROOM 3: (12'10" x 9'10") (3.90m x 3.00m) Velux windows to both the front and rear elevations with fitted blinds, moulded skirtings, radiator, inset ceiling downlights, built in wardrobes with ample hanging rail and shelving space, additional eaves storage cupboards.

OUTSIDE

FRONT COURTYARD: designed for ease of maintenance with brick paved pathway and deep shrub border behind the dwarf stone wall featuring mature shrubs.

REAR GARDEN: (16'8" x 16'1") (5.08m x 4.90m) from the open-plan kitchen/family entertaining space via doors a shallow flight of stone steps lead to the garden, which has again been designed for ease of maintenance with ample space for garden furniture and potted plants, raised height railway sleeper borders featuring an array of flowering plants and mature shrubs. Enclosed on all three sides by brick walls with fencing on top. Two outside wall light points and outside water tap.

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 Leasehold with a term of 1000 years from 25 March 1879 and a ground rent of £3.3s.0d. This information should be checked with your legal adviser.

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

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		72 C
55-68	D	55 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.





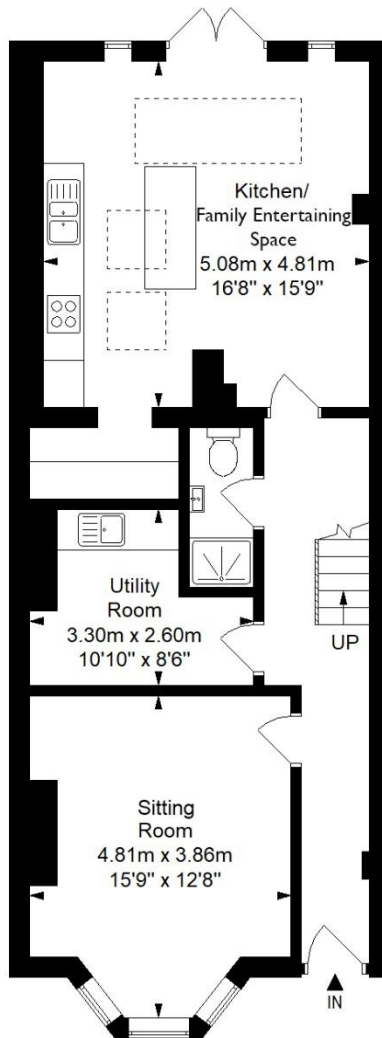
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Approximate Gross Internal Area = 125.9 sq m/ 1355.2 sq ft
(Excludes Reduced Headroom Area)

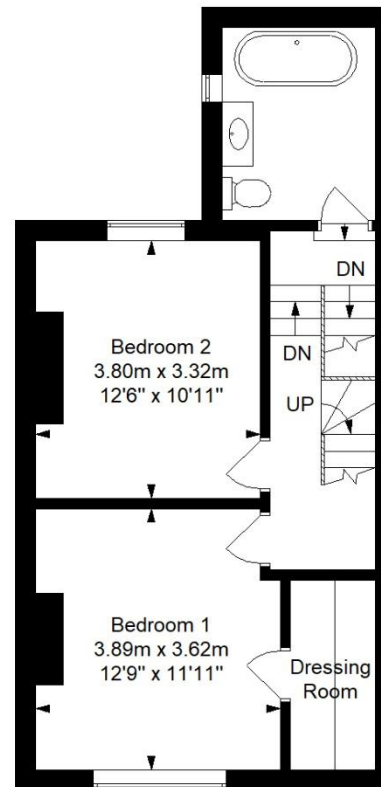
Reduced Headroom Area = 4.3 sq m/ 46.3 sq ft

Total Area = 130.2 sq m/ 1401.5 sq ft

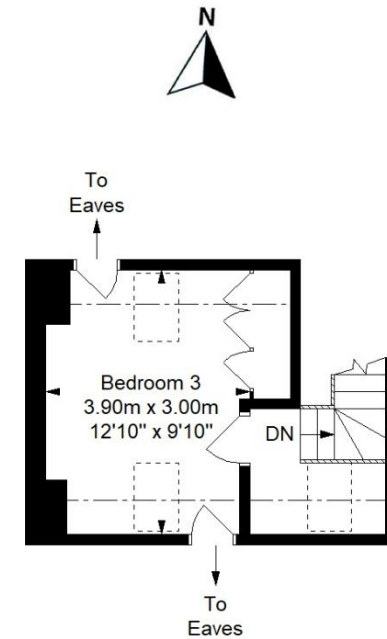
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print