



16 Manor Park, Redland
Guide Price £785,000

RICHARD
HARDING



16 Manor Park,

Redland, Bristol, BS6 7HH

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Offered with no onward chain - this well arranged 4 double bedroom Victorian terraced home is conveniently located on the Redland and Westbury Park borders, within 600 metres of Redland Green School and 400 metres of Westbury Park School. Enjoying a low maintenance sunny rear garden and storage cellars.

Key Features

- Situated on a side street with the benefit of being in the residents parking permit scheme, with permits available from the council for a modest annual fee.
- Offered with no onward chain making a prompt and convenient move possible.
- **Ground Floor:** entrance vestibule flows through into an entrance hallway with staircase rising to first floor landing. There is a large through reception room with bay window to front and window to rear overlooking the rear garden, separate kitchen/breakfast room with newly fitted kitchen, access to storage cellars and access to the rear garden.
- **First Floor:** two double bedrooms, family bathroom, shower room and separate wc.
- **Second Floor:** two further double bedrooms and access to attic storage.
- Fantastic location for families and young professionals, with excellent local schools nearby as well as being within close proximity of the Downs, Blackboy Hill and Whiteladies Road, with its shops, restaurants, cafes and bus connections. Redland Green Park, Waitrose Supermarket and the Orpheus Cinema are also all within easy reach.
- An attractive and characterful property offering a blank canvas for one to update as lies to suit them.





GROUND FLOOR

APPROACH: via a Victorian brick paved driveway leading beside a small courtyard front garden to the covered entrance and main front door to the house.

ENTRANCE VESTIBULE: high ceilings with ceiling coving, Dado rail, inset floor mat and part-glazed door leading through to: -

ENTRANCE HALLWAY: door off to the through lounge/dining room, staircase rising to first floor landing, high ceilings with ceiling coving, fuse box for electrics, radiator, coat hooks and a half flight of stairs descending to the kitchen/breakfast room.

THROUGH LOUNGE/DINING ROOM: (28'10" x 11'8") (8.79m x 3.56m) through reception room (originally two rooms) with wide bay to front comprising three sash windows with attractive original stained glass panels over, high ceilings with picture rail, period style fireplace, cable television point, wide wall opening connecting through to the: -

Dining Area: high ceilings with ceiling coving and picture rail, period fireplace, exposed stripped floorboards, radiator, large sash window to rear elevation.

KITCHEN/BREAKFAST ROOM: (22'5" x 9'8") (6.84m x 2.94m) a newly fitted kitchen comprising base and eye level shaker style units with square edged worktop, integrated electric oven with 4-ring gas hob, stainless steel splashback and chimney hood over. Plumbing and appliance space for fridge/freezer and dishwasher, high level cupboard housing the Worcester gas central heating boiler, period fireplace with original cast iron range, breakfast bar, radiator, window to side elevation and French doors to rear accessing the rear courtyard garden. There is also a door accessing a part-flight of stairs leading down into a cellar storage space which runs beneath the entrance hallway.

FIRST FLOOR

LANDING: doors off to bedroom 1, bedroom 2 and a shower room. Doors off the lower mezzanine landing lead to a large family bathroom and separate WC. Staircase continues up to the second floor where there are doors off to bedrooms 3 and 4.

BEDROOM 1: (front) (16'0" x 10'11") (4.88m x 3.34m) double bedroom with high ceilings, bay to front elevation comprising three sash windows. Attractive period fireplace and a radiator.

BEDROOM 2: (12'6" x 10'2") (3.81m x 3.09m) double bedroom with sash window to rear elevation, radiator, chimney recess with built in shelving.

FAMILY BATHROOM/WC: (off lower mezzanine landing) (12'1" x 10'1") (3.68m x 3.07m) large family bathroom with a white suite comprising a panelled bath, low level WC and pedestal wash basin. Ceiling coving, radiator, period fireplace, and sash window to rear elevation.

SHOWER ROOM: a small shower room located next to the principal double bedroom and offering potential to be converted to become an en-suite (subject to consents). Shower enclosure with electric shower, sink, radiator and sash window to front elevation.

WC: low level WC with high level window to side.

SECOND FLOOR

LANDING: door off to bedroom 4 and recessed loft storage cupboard.

BEDROOM 3: (off upper mezzanine landing) (14'11" x 10'2") (4.55m x 3.09m) double bedroom with sash window to rear elevation, radiator and a period fireplace.

BEDROOM 4: (15'8" x 10'2") (4.77m x 3.09m) dormer to front with attractive period windows, a small bedroom fireplace and a radiator.





OUTSIDE

FRONT GARDEN: small courtyard front garden mainly laid to stone chippings with period boundary wall and period Victorian pathway leading to the covered entrance and main front door.

REAR GARDEN: (20ft x 15ft) (6.10m x 4.57m) low maintenance level courtyard rear garden mainly laid to brick paving with raised flower borders, brick boundary walls and side return courtyard area offer potential space for future kitchen extension, if required and subject to any necessary consents.

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		85 B
69-80	C		
55-68	D		
39-54	E	41 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.



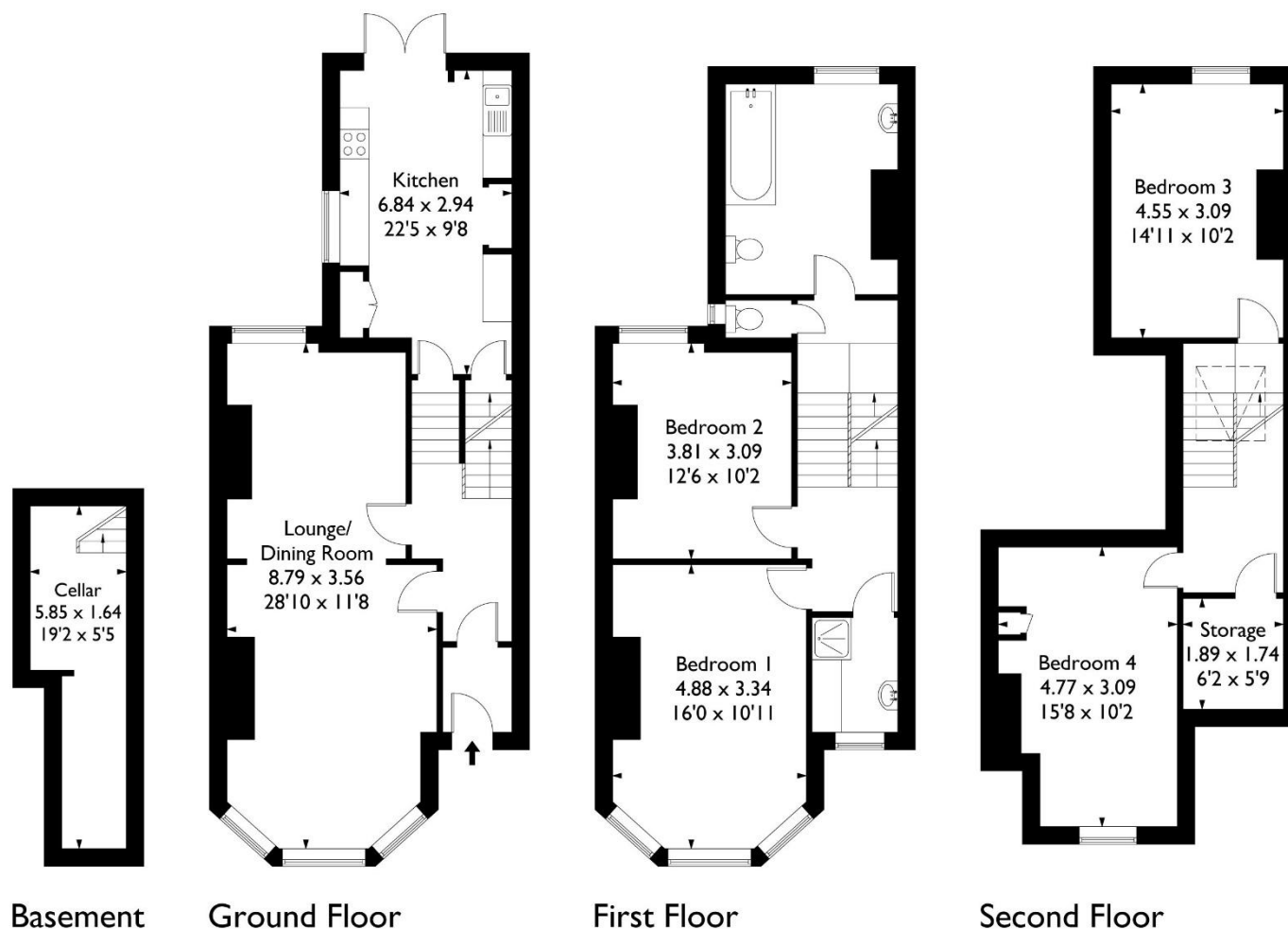


Manor Park, Redland, Bristol BS6 7HH

Approximate Gross Internal Area 143.60 sq m / 1545.0 sq ft

Basement Area 7.90 sq m / 85.50 sq ft

Total Area 151.50 sq m / 1630.50 sq ft



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.