



1 St Ronan's Avenue, Redland
Guide Price £1,195,000

RICHARD
HARDING



1 St Ronan's Avenue,

Redland, Bristol, BS6 6EP

RICHARD
HARDING

An impressive and spacious (just under 3,000 sq. ft.) 4/5 double bedroom, 2 reception room Victorian house, with flexible use lower ground floor rooms.

Key Features

- Has a sophisticated and refined atmosphere and retains numerous attractive period features.
- A much loved and well-presented family home; the subject of extensive recent improvements throughout.
- Conveniently located in a sought after and friendly community close to Bristol University, BBC, hospitals, good selection of schools and the amenities on Whiteladies Road.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, family/dining room, kitchen/breakfast room, cloakroom/wc.
- **First Floor:** landing, bedroom 1 with en-suite shower room/wc, bedroom 2, bedroom 3 (located at lower mezzanine level), bedroom 4 (located at upper mezzanine level), family bathroom/wc and shower room/wc.
- **Lower Ground Floor:** an adaptable and valuable set of rooms; home office/studio/bedroom 5, utility, front room, wet room shower/wc.
- **Outside:** off street parking space, circa **40ft x 25ft** well-tended rear garden.
- A handsome and well-located family home with a surprising amount of space and flexibility.





GROUND FLOOR

APPROACH: via pathway leading through the front garden with 3 steps leading up to the front door.

ENTRANCE VESTIBULE: period cornice, dado rail, original tessellated tiled floor and attractive part stained glass door with glazed panels beside and over leading through to:-

RECEPTION HALL: ornate original ceiling cornice, dado rail, engineered oak floorboards, radiator, doors radiate off to the sitting room, family/dining room and staircase rises to first floor landing and also descends to lower mezzanine landing with doors off to the kitchen/breakfast. Cloakroom/wc and door to lower ground floor level.

SITTING ROOM: (front) (17'2" x 16'8") (5.24m x 5.07m) ceiling cornice and centre rose, picture rail, period fireplace with impressive slate surround and cast iron insert with slate hearth (currently used as an open fire), engineered oak floorboards, wide bay to front elevation comprising 3 double glazed sash style windows, 2 radiators.

FAMILY/DINING ROOM: (22'11" x 13'11") (6.98m x 4.24m) ornate ceiling cornice and centre rose, picture rail, fireplace with marble surround with cast iron insert and slate hearth (currently used as an open fire), radiator, engineered oak floorboards, bay to rear elevation with double glazed double doors with matching side windows, which open onto balcony/terrace and steps with railings which lead down to further sitting out area and so to the rear garden.

KITCHEN/BREAKFAST ROOM: (19'6" x 9'2") (5.94m x 2.80m) range of base and wall mounted units with quartz work surfaces and splashbacks, 1½ bowl stainless steel sink unit with mixer tap, space for range style cooker with Neff extractor fan, large American style fridge/freezer (plumbed in), space and plumbing for dishwasher, under cupboard lighting, engineered oak floorboards, space for breakfast/dining table, 2 large contemporary radiators, ceiling coving, ceiling downlighters, double glazed doors open onto the rear terrace and so to the garden.

CLOAKROOM/WC: low level wc, contemporary wash hand basin with large mirror and extensive mosaic wall tiling, built in shelved storage cupboard, tiled floor and ceiling downlighters.

FIRST FLOOR

LANDING: doors radiate off to bedroom 1, bedroom 2 and family bathroom/wc and staircase continues down to mezzanine lower landing and so to bedroom 3 and staircase also continues to rise from the first floor landing up to the upper mezzanine half landing and so to bedroom 4 and the shower room. Dado rail continues throughout the staircase and the landing has a ceiling cornice and a skylight.

BEDROOM 1: (rear) (19'11" x 13'9" including en-suite) (6.06m x 4.20m) ceiling coving, double glazed sash style windows to rear elevation, range of built in wardrobes with storage accommodation above, cast iron radiator, engineered walnut floorboards, door leads to:-

En Suite Shower Room/wc: low level wc, contemporary style wash hand basin, shower cubicle with drench rose and hand held shower attachment, fully tiled walls and tiled floor, ceiling light shaft leads up to Velux double glazed skylight providing plenty of natural light to this room. Heated towel rail.

BEDROOM 2: (front) 17'9" x 16'1" max measurements) (5.41m x 4.91m) ceiling cornice, built in wardrobes to chimney recesses with storage cupboards above, engineered walnut floorboards, cast iron radiator, 3 sash style double glazed windows within the front bay.

BEDROOM 3: (located at lower mezzanine level) (19'8" x 9'6") (6.00m x 2.90m) ceiling coving, double glazed sash style window to rear, built-in wardrobes and storage, cast iron radiator.

BEDROOM 4: (located at upper mezzanine level) (20'0" x 9'3") (6.10m x 2.83m) ceiling cornice, double glazed sash style window to rear elevation, engineered oak floorboards, cast iron period radiator, good range of built in wardrobes with storage cupboards above. Ceiling loft hatch.

FAMILY BATHROOM/WC: white suite comprising claw foot roll top bath with ornate mixer tap with hand held attachment, wc with wooden seat and lid and high level cistern, Savoy wash hand basin with towel rail and storage shelf beneath, tongue and groove wainscoting to dado rail level, shelved linen storage cupboard and further shelved storage cupboard within display alcove, ceiling downlighters, radiator and stone tiled floor.

SHOWER ROOM/WC: shower cubicle with concertina glazed door with drench rose and hand held shower attachment, extensive wall tiling, contemporary wash hand basin with mixer tap with cupboard beneath, towel rail, ceiling skylight, and access to loft space. Tiled floor.





LOWER GROUND FLOOR

Accessed internally via stairs down from the rear of the reception hall, or externally via independent restricted height access to the front of the property. A flexible and valuable set of rooms that are well presented and could serve a multitude of different purposes.

Spacious inner hall with engineered oak floorboards with large opening through to rear reception room and door leads off to the utility and to the front room and also to low level cupboards which provide access to an extensive and really useful reduced height storage area (with air filtration system) and radiator.

HOME OFFICE/STUDIO/BEDROOM 5: (rear) (22'10" x 13'7") (6.95m x 4.13m) engineered oak floorboards, ceiling downlighters, double glazed window and double glazed door to rear elevation set within bay opening onto the rear garden, cast iron radiator, door to large **Boiler Cupboard** housing Worcester floor mounted boiler and providing further storage space.

UTILITY: base units with roll edged work surface and stainless steel sink with drainer and tiled splashback, plumbing for washing machine, tiled floor, step up to further platform and space for tumble dryer, ceiling downlighters.

FRONT ROOM: (15'3" x 11'8") (4.64m x 3.56m) reduced ceiling height circa 6'5"/1.96m, tiled floor, cupboard housing fuse board and electricity meter, concealed gas meter, double glazed window to front elevation with obscured glass and reduced height door provides access to the front of the property (i.e. this is a potential separate access into this floor from the road), recess to useful storage space, ceiling downlighters, radiator, door opens into:

WET ROOM SHOWER/WC: with low level wc, wall hung wash hand basin with drawers beneath and walk in shower with drench rose, mains fed shower unit, glazed screen, double glazed window to front elevation, heated towel rail. This room is fully tiled to walls and floor and has ceiling downlighters, extractor fan.

OUTSIDE

OFF STREET PARKING: block paviour parking for one vehicle within the front garden with electric car charging point.

FRONT GARDEN: block pavements with flower bed with mature Bay tree and low level boundary wall (see parking above).

REAR GARDEN: (approx. 40ft x 25ft) (12.19m x 7.62m) balcony/terraces are accessed from both kitchen/breakfast room and family/dining room levels with wisteria adorned railings and steps down to level lawn with a number of flower beds containing a plethora of specimen shrubs, plants, bushes and trees including a beautiful Loquat, a Fig tree and 2 Camelias. Sitting out patio at the far end of the garden with stone boundary wall and further fenced boundaries, garden shed and outside tap.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, 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: The property is **Freehold**. This information should be checked with your legal adviser.

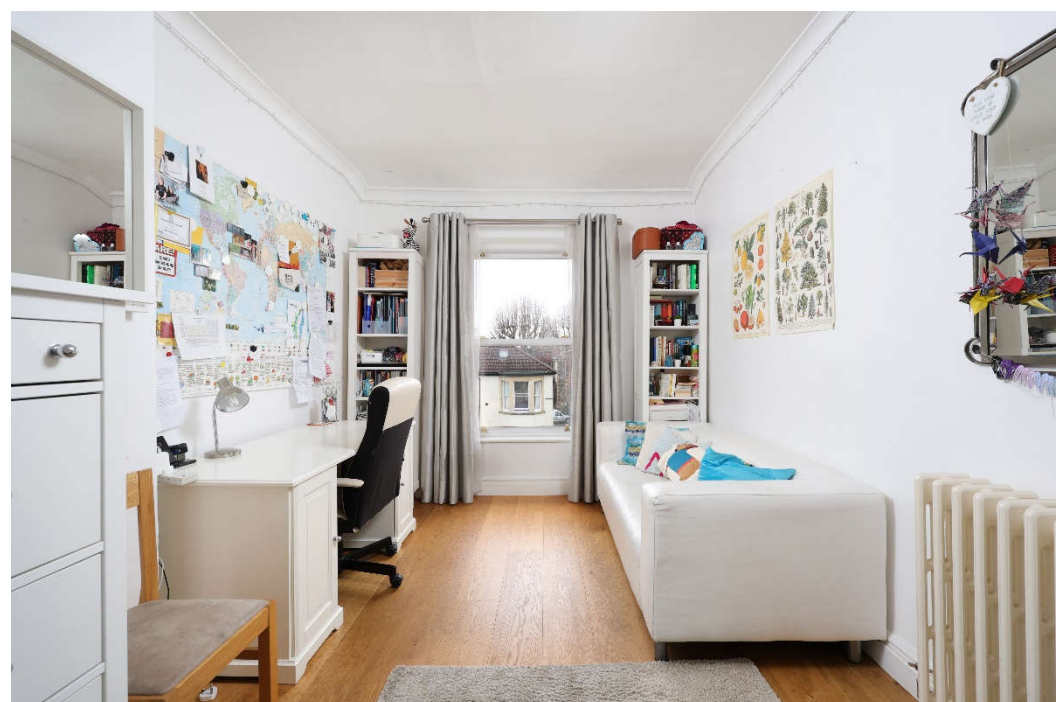
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

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	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.





St. Ronans Avenue, Redland, Bristol, BS6 6EP

Approximate Gross Internal Area = 271.8 sq m / 2926 sq ft
 (Excluding Storage / Reduced Headroom)
 Storage / Reduced Headroom = 17.4 sq m / 187 sq ft
 Total = 289.2 sq m / 3113 sq ft

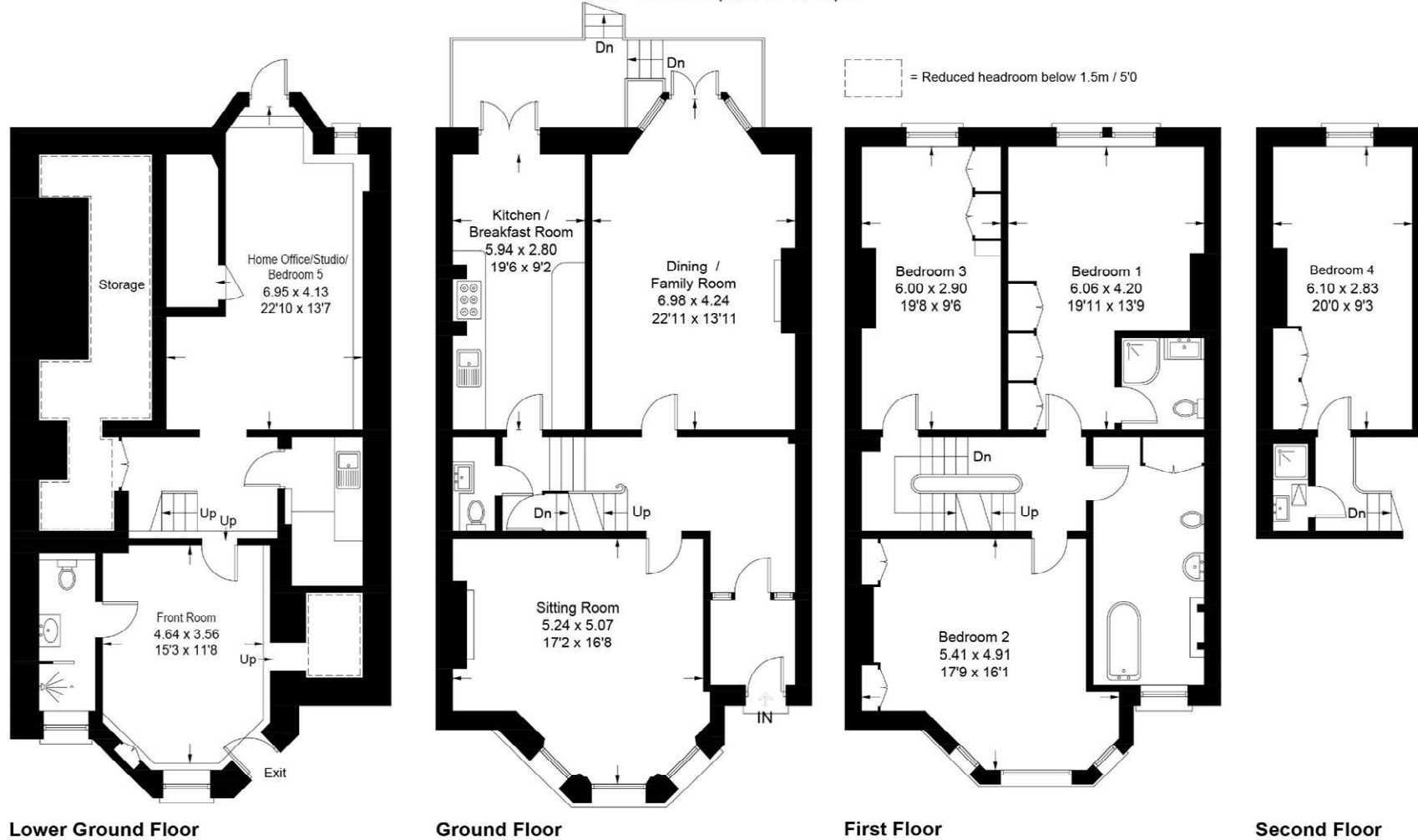


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055134)