



172 Redland Road, Redland  
Guide Price £900,000

RICHARD  
HARDING







# 172 Redland Road,

Redland, Bristol, BS6 6YG

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A surprisingly spacious 4 double bedroom, 2 reception room, 1920s family home situated in the heart of Redland within just 600m of Redland Green School and 500m of Westbury Park Primary School. Further enjoying a 65ft x 21ft southerly facing rear garden. Expansive cellar storage space, a utility room and the rare advantage of a garage with EV charging point.

## Key Features

- **Ground Floor:** spacious entrance hallway with understairs storage, bay fronted sitting room with tasteful double glazing, reception 2/family room with sliding doors onto an elevated sun terrace, separate kitchen/dining room, also accessing the sun terrace, and access to the lower ground floor utility and cellar storage space.
- **First Floor:** spacious galleried landing, 4 double bedrooms, family bathroom/wc and access to a generous loft storage space, offering further future potential for conversion (subject to necessary consents).
- **Outside:** pretty front garden, **65ft x 21ft** southerly facing rear garden with garden cabin (currently used as an office) with electricity and wi-fi connection, single garage with EV charging point.
- Owned and enjoyed by the current family for almost 20 years, this substantial and well-proportioned family home is in a central and convenient location with wonderful views and an abundance of natural light.





## GROUND FLOOR

**APPROACH:** via garden gate and pathway leading beside a pretty front garden, the pathway leads up to an attractive main front door to the property.

**ENTRANCE VESTIBULE:** high ceilings, original tiled floor and attractive part stained glass original double doors leading through into:-

**ENTRANCE HALLWAY:** (17'10" x 7'0" max inclusive of stairwell) (5.44m x 2.13m) an impressive welcoming entrance hallway with high ceilings, picture rail, original staircase rising to first floor landing with understairs storage recess, period doors lead off to the sitting room, reception 2/family room and the kitchen/dining room. Further door accesses a staircase down to the lower ground floor.

**SITTING ROOM:** (front) (19'6" x 14'0") (5.94m x 4.27m) a good sized bay fronted sitting room with high ceilings, picture rail, wide bay to front comprising superb double glazed period style windows overlooking the front garden, feature fireplace with gas coal effect living flame fire, and radiators.

**RECEPTION 2/FAMILY ROOM:** (15'0" x 10'11") (4.56m x 3.34m) high ceilings with ceiling coving and picture rail, sliding double glazed patio doors to rear accessing an elevated decked seating terrace and in turn the rear garden. The room has a southerly aspect and fabulous views over rooftops of Redland towards the city taking in landmarks including Cabot Tower and the Wills Memorial Building. Built-in shelving to chimney recess, radiator and gas fire.

**KITCHEN/DINING ROOM:** (17'9" x 10'0") (5.41m x 3.06m) a well-appointed kitchen from John Lewis of Hungerford, painted shaker style units with granite worktops over, inset 1 ½ bowl sink and drainer unit, space for range cooker within the chimney recess, further plumbing and appliance space for fridge/freezer and slimline dishwasher. Ample space for family sized dining table and chairs. Double glazed dual aspect windows to rear and side and part double glazed door to side accessing the decked terrace with space for outdoor seating and entertaining. A door leads off the kitchen to a recessed larder cupboard.

## FIRST FLOOR

**LANDING:** a spacious galleried landing with incredibly high ceilings with inset Velux skylight window pouring natural light through the landing and stairwell. Doors lead off the landing to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and the family bathroom/wc.

**BEDROOM 1:** (front) (15'0" x 11'0") (4.57m x 3.35m) a double bedroom with high ceilings, picture rail, double glazed windows to front, radiator and built-in wardrobe/storage cabinet.

**BEDROOM 2:** (rear) (15'0" x 10'11") (4.56m x 3.34m) a double bedroom with high ceilings, picture rail, feature fireplace, radiator and double glazed windows to rear offering a spectacular elevated cityscape view over the rooftops of Redland and Cotham.

**BEDROOM 3:** (front) (13'9" x 9'7") (4.18m x 2.93m) a double bedroom with high ceilings, picture rail, double glazed windows to front and a radiator.

**BEDROOM 4:** (rear) (11'11" x 10'0") (3.62m x 3.05m) a double bedroom with high ceilings, picture rail, radiator, built-in wardrobe and double glazed windows to rear, offering a fabulous grandstand view over the city.

**FAMILY BATHROOM/WC:** white suite with panelled curve ended bath with system fed shower and curved glass shower screen, two bowl style sinks set into a counter with cabinets beneath, low level wc, double glazed window to side, part tiled walls, and a heated towel rail.

## LOWER GROUND FLOOR

A staircase descends to a lower ground floor space including a generous utility, a useful hobby space (with lower ceilings of approx. 5'9" and additional cellar storage space.

**UTILITY:** (19'2" x 10'0") (5.83m x 3.06m) plumbing and appliance space for washing machine and dryer, worktop with inset sink and drainer unit, built-in shelving and a radiator. Doors off to large internal cellar space and a cellar hobby space. There is also a door accessing the rear garden.

**CELLAR HOBBY SPACE:** (15'0" x 11'0" max) (4.57m x 3.35m) currently used as a snug and hobby room, could work well as additional storage or child's playroom, however this room has a reduced ceiling height of 5'9".





## OUTSIDE

**FRONT GARDEN:** attractive front garden, setting the property back from the road. Pathway leads through the garden to the front door.

**REAR GARDEN:** (approx. 65ft x 21ft) (19.81m x 6.40m) a very good sized garden for Redland with a sunny southerly facing aspect and elevated situation, affording plenty of daytime sunshine. The garden is mainly laid to lawn with some mature trees and shrubs, paved seating area closest to the property and steps up to a raised decked seating area off the kitchen, providing a perfect elevated outdoor seating and dining area. To the bottom of the garden there is a garden cabin (currently used as an office) with electricity and wi-fi connection. Gated access out onto a pedestrian lane accessing the garage.

**GARAGE:** (16'5" x 9'1") (5.00m x 2.78m) single garage accessed off Redland Road with power, light, water tap and EV charging point.

## 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		
69-80	C	74 C	83 B
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.











# Redland Road, Redland, Bristol BS6 6YG

Approximate Gross Internal Area 232.6 sq m / 2504.0 sq ft

Garage Area 13.9 sq m / 149.6 sq ft

Total Area 246.5 sq m / 2653.6 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.