

The image shows a bright, modern interior space, likely a kitchen and dining area. On the left, there is a tall wooden cabinet with glass doors and drawers, housing various jars and books. A black refrigerator is integrated into the cabinetry. A large window with a black frame dominates the right side, offering a view of a garden with plants, a patio, and a red umbrella. A wooden chair with a yellow cushion and a striped seat cushion sits on the light-colored wooden floor. A dining table with a grey top and wooden legs is partially visible on the right, with a black stool nearby. A small framed picture hangs on the wall above a radiator. The ceiling is white with a recessed section.

17 Branksome Road, Redland  
Guide Price £835,000

RICHARD  
HARDING



# 17 Branksome Road,

Redland, Bristol, BS6 7LL

RICHARD  
HARDING

A bright, welcoming and much loved, 3 bedroom, 1930's two-storey semi-detached family home with fabulous semi open-plan kitchen/breakfast room (20ft x 15ft), carefully designed south-westerly facing rear garden (60ft x 24ft) with sitting out areas, garden office/workshop and off-street parking for one car.

## Key Features

- The house exhibits a whole host of charming arts and crafts features which are a particular delight of this era of construction.
- The house has upvc double glazed windows with Crittall style powder coated aluminium double glazed bi-folding doors, gas central heating system and exposed floorboards.
- Large loft space with scope for loft conversion subject to first obtaining the necessary consents (our vendor clients having drawn up plans in readiness).
- At the rear of the house our vendor clients have created a fabulous kitchen/breakfast room with base and eye level units, solid wooden worktops, and integral appliances including Falcon range cooker and dishwasher. Aforementioned bi-folding doors which overlook and open externally to the sunny rear garden.
- Of particular note there is an exceptionally large garden (60ft x 24ft) with sitting out areas, level section of lawn and well stocked borders. There is a brick paved driveway with parking for one car. Converted garage re-purposed as a garden office with workshop and direct access onto rear vehicular lane.
- **Ground Floor:** reception hall, sitting room, kitchen/breakfast room, cloakroom/wc.
- **First Floor:** landing, 3 bedrooms, family bathroom.
- **Outside:** off street parking for one car, front garden, 60ft rear garden with sitting out areas, garden office/workshop.





## GROUND FLOOR

**APPROACH:** from the pavement, there is stripped wood fencing along the front boundary with wide opening onto a brick pavioured driveway with off-street parking for one car. Access to an open-fronted porch with distinctive archway, tiled flooring, base level meter cupboards, ceiling light point. Part-stained glass wood panelled door with matching side panels and overlights, opening to:-

**RECEPTION HALL:** (13'8" x 7'5" measurements including stairwell) (4.17m x 2.26m) a most welcoming introduction, having exposed wooden floorboards, moulded skirtings, picture rail, Victorian style radiator, ceiling light point, generous storage cupboards with shelving, understairs storage cupboard. Elegant staircase ascending to the first floor with handrail and spindles. Panelled doors opening to:-

**SITTING ROOM:** (14'11" x 12'8") (4.55m x 3.86m) box bay window to the front of the elevation comprising six double glazed windows with overlights and plantation style shutters plus window seat. Inset wood burning stove set upon a slate hearth with recesses to either side of the chimney breast (one with fitted book shelving), exposed wooden floorboards, moulded skirtings, Victorian style radiator, picture rail, simple moulded corning, ceiling light point.

**KITCHEN/BREAKFAST ROOM:** (20'8" x 15'0") (6.30m x 4.58m) comprehensively fitted with an array of base and eye level units combining drawers, cabinets and glazed display cabinets. Solid wooden worktop surfaces with matching upstands, undermount ceramic Belfast style sink, swan neck mixer tap and splashback tiling. Built-in vintage style Welsh dresser with glazed display cabinets, drawers and cupboards. Integral Falcon range cooker comprising double oven, grill, warming tray and 5 ring gas hob with extractor unit above. Integral dishwasher, complimentary shelving, exposed wooden floorboards, moulded skirtings, four ceiling light points, space for tall fridge/freezer, vertical column style radiator, concealed space and plumbing for plumbing for washing machine. 11ft wall opening with Crittall style powder coated aluminium double glazed bi-folding doors overlooking and opening externally to the rear garden.

**CLOAKROOM/WC:** low level dual flush WC, wall mounted wash hand basin with mixer tap, glazed window to the side elevation, timber panelled walls, light point, exposed wooden floorboards.

## FIRST FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with handrail and spindles, moulded skirtings and ceiling light point. Loft access with pull down ladder to large loft space offering scope for development subject to first obtaining the necessary consents (vendor clients have already had plans drawn up for this). Panelled doors opening to:-

**BEDROOM 1:** (14'5" x 12'8") (4.40m x 3.86m) three double glazed windows with overlights and plantation style shutters enjoying a sunny south-westerly orientation and overlooking the rear garden. Central period fireplace with built in wardrobes and cupboards above to either side of the chimney breast. Exposed wooden floorboards, Victorian style radiator, panelled wall to dado height, moulded skirtings, picture rail, ceiling light point.

**BEDROOM 2:** (12'8" x 12'8") (3.87m x 3.85m) three double glazed windows with overlights and plantation style shutters to the front of the elevation. Period fireplace with recesses to either side of the chimney breast (one with fitted book shelving), wooden floorboards, moulded skirtings, Victorian style radiator, picture rail, ceiling light point.

**BEDROOM 3:** (8'6" x 7'6") (2.60m x 2.29m) two double glazed windows to the front elevation with overlights and plantation style shutters. Timber panelled walls to picture rail height, painted wooden floorboards, Victorian style radiator, moulded skirtings, ceiling light point.

**FAMILY BATHROOM/WC:** (8'4" x 7'5") (2.54m x 2.26m) panelled bath with mixer tap, handheld shower attachment, waterfall style shower and fully tiled surround. Wall mounted wash hand basin with hot and cold-water taps, towel rail below. Low level dual flush WC with concealed cistern. Flooring, partially timber panelled wall to Dado height with complimentary shelf, double glazed window to the rear elevation, heated towel rail/radiator, two wall light points, extractor fan, inset ceiling down light. Cupboard housing wall mounted Worcester Bosch gas fired combination boiler with slatted shelving below.

## OUTSIDE

**OFF-STREET PARKING:** brick pavioured off-street driveway parking for one car.

**FRONT GARDEN:** designed for ease of maintenance with an array of flowering plants, mature shrubs and specimen trees. Side access with pedestrian gate opening to:-





**REAR GARDEN: (60ft x 24ft) (18.29m x 7.32m)** enjoying sunny south-westerly orientation and a good amount of privacy. Without question a gardener's paradise having been skilfully planted by our vendor clients during their stewardship and exhibits a plethora of colour with plants and mature shrubs. Immediately to the rear of the kitchen/breakfast room, accessed via bi-folding doors. There is a timber deck with stepdown to the remainder of the garden and in the first instance a flint chipped area which provides ample space for garden furniture, potted plants and barbequing, etc. Built in L-shaped seating area plus useful opening bike store with additional wood store to one side. Beyond this there is a section of lawn with borders and greenhouse. At the tail end of the garden is a further wood chipped sitting-out area with raised height railway sleeper border. Enclosed on three sides by a combination of walls and stripped wood fencing having established climbers. External wall lights. External water tap, Belfast style sink on railway sleeper supports. Powder coated aluminium door opening to:-

#### RE-PURPOSED GARAGE:

**WORKSHOP: (10'5" x 9'1") (3.17m x 2.78m)** fully insulated with light and power connected, built-in workstation with shelving below and above. Powder coated aluminium door opening externally onto the rear lane. Panelled door opening to:-

**HOME OFFICE: (8'10" x 6'8") (2.69m x 2.03m)** dual aspect with two Crittall windows to the front elevation and further Crittall window to the side elevation overlooking over the garden. Light and power connected.

## 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 £5.15. This information should be checked with your legal adviser.

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

#### 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		76 C
55-68	D	60 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.



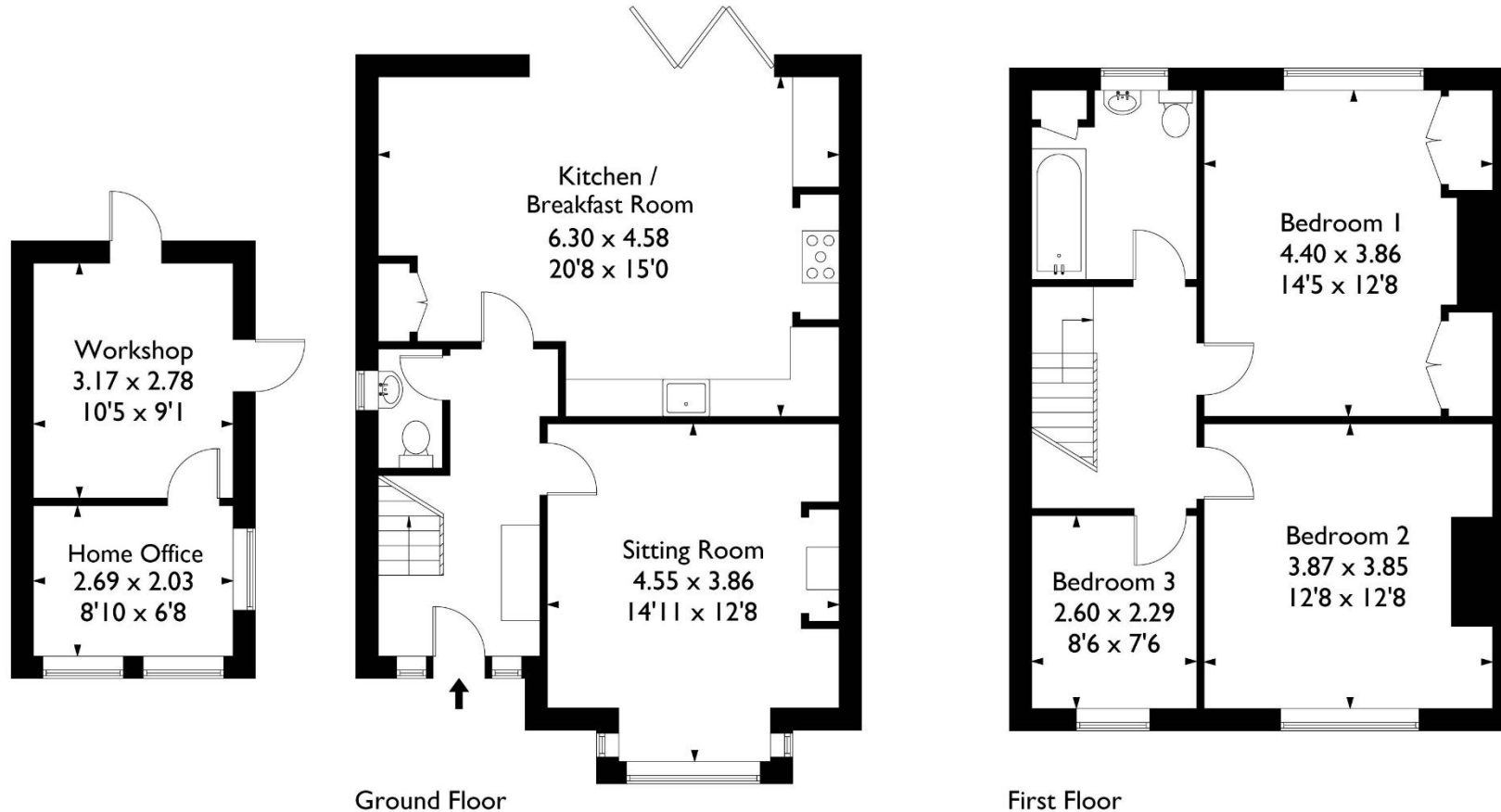


# Branksome Road, Redland, Bristol BS6 7LL

Approximate Gross Internal Area 104.70 sq m / 1126.70 sq ft

Workshop / Office Area 14.50 sq m / 156.50 sq ft

Total Area 119.20 sq m / 1283.20 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.