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for sale

27b Elmgrove Road, Redland, Bristol, BS6 6AJ

£540,000



Stylish & Light-Filled Home in the Heart of Redland

- Stylish 60s house
- Open plan reception room
- 3 bedrooms
- Bright throughout
- Private front and back garden
- Private parking space
- Large garage
- Gas Central heating

**The Property**

Nestled in a charming terrace built on the site of a former Baptist Church, 27b Elmgrove Road offers a rare blend of mid-century character and contemporary design. Set in the leafy and sought-after neighbourhood of Redland, this beautifully presented three-bedroom home is ideally positioned close to Gloucester Road, Redland Train Station, Cotham Gardens, and Lover's Walk. A pathway leads through the long private front garden to the entrance, opening into a welcoming lobby with a fitted wardrobe—perfect for coats and shoes. The home has been thoughtfully updated while retaining its original 1960s charm, including expansive picture windows and a striking open-riser wood and metal staircase, adding a touch of modern elegance and enhancing the home's sense of space and light. The ground floor unfolds into a stylish open-plan living area, with the reception space at the front and a sleek kitchen-diner to the rear. The kitchen is well-appointed with solid wood countertops, contemporary cabinetry, a gas hob, electric oven, extractor fan, under-counter fridge, and washing machine. Large glass sliding doors open onto a tiered, low-maintenance south easterly facing garden, featuring tiled patios, wooden decking, planting areas, and ample space for entertaining. A private rear gate provides access to off-street parking and a spacious garage. Upstairs, the first floor offers three well-proportioned bedrooms, all with built-in wardrobes, alongside a bright and stylish family bathroom. Featuring a classic white suite, original solid enamel bath with mains-fed shower, heated towel rail, and chic metro tiles, the space is both elegant and functional. Flooded with natural light and finished to an exceptional standard, this home offers the perfect balance of character and contemporary living. An absolute must-see for young professionals and families alike.

**The Location**

Located in the highly sought-after Redland area, this property enjoys a prime position just moments from Cotham Gardens, Lover's Walk, and Redland Train Station. The vibrant Gloucester Road is also nearby, offering an eclectic mix of independent shops, cafés, bars, and restaurants, perfect for those who enjoy a lively community atmosphere. It is also within walking distance of Bristol University, the BRI, and the bustling city centre. Families will appreciate the proximity to outstanding local schools, including Cotham Gardens Primary, Redland Green School, and Montpelier High School, making this an ideal home for both professionals and growing families.

**Other Information**

Leasehold: 1000 years from 13/05//1968  
Ground rent: circa £12 pa  
Council Tax Band: D

**Please Note**

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.



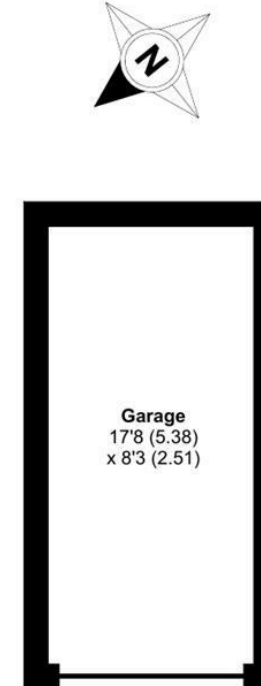
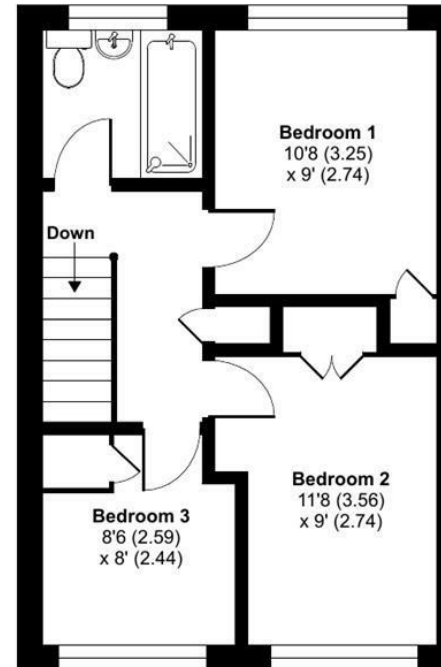
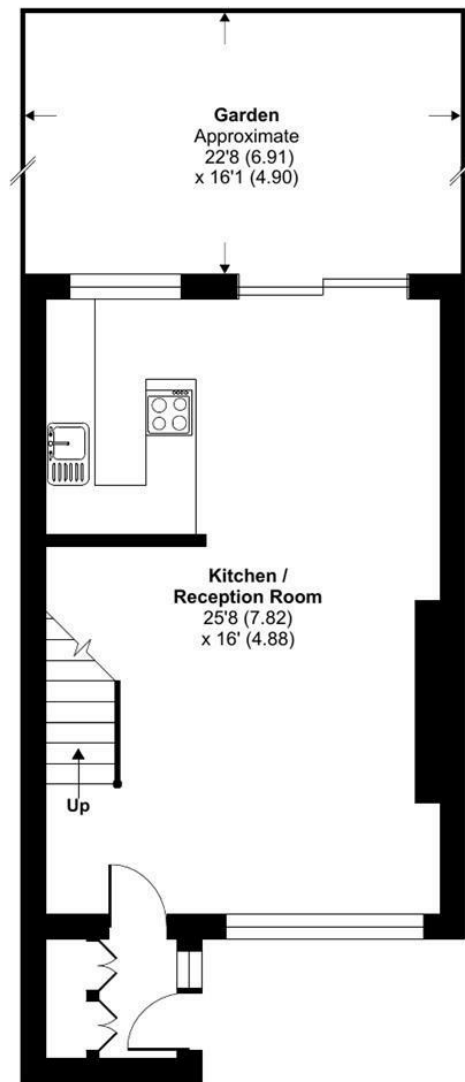
# Elmgrove Road, Redland, Bristol, BS6

Approximate Area = 825 sq ft / 76.6 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 972 sq ft / 90.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1242633



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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