

26 Abbotsford Road, Redland, Bristol BS6 6HB

www.hydes.co.uk



26 Abbotsford Road, Redland, Bristol BS6 6HB

A well-proportioned semi-detached Victorian house situated on this popular tree lined Redland Road, very conveniently located close to the many amenities of Cotham Hill and Whiteladies Road. The pleasant, spacious accommodation is currently split into a two-bedroom self-contained lower ground apartment, and a hall and first floor maisonette, with the lower ground floor providing potential for a useful rental income or possibly being used to house a nanny or dependent relative. Alternatively, the house could be returned to a substantial five-bedroom, three reception family home, subject to any necessary consents that could be required. Outside the property benefits from a sizeable 45' sunny garden to the rear and a good size front garden that, could subject to any necessary consents, be converted to provide off street parking. The property is close to a number of well regarded state and primary school including Cotham School, Ss Peter and Paul Primary School and Colstons Primary which are all within easy walking distance of the property. Bristol Grammar School, QEH, Clifton College and Clifton High Schools are also nearby. Badminton and Redmaids High School are or a short drive away or on bus routes too and from Whiteladies Road.



5

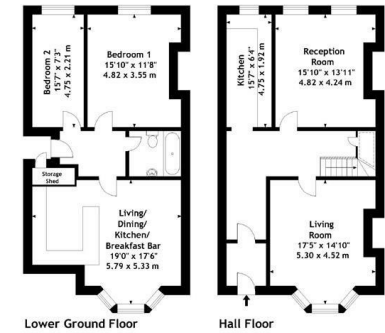


3



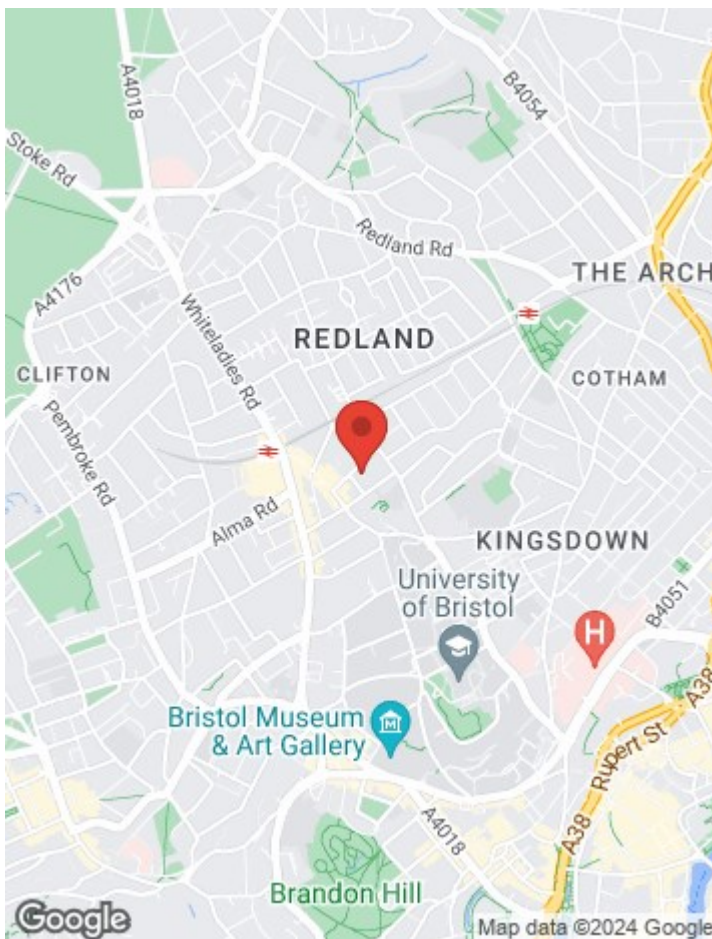
3

26 Abbotsford Road, Bristol BS6 6HB
Approx. Area 2339.30 Sq. Ft - 217.32 Sq. M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC





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

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

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
 Tel: 0117 973 1516
 post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.