



197A Redland Road, Bristol, BS6 6XP

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## 197A Redland Road, Bristol, BS6 6XP

OFFERS ARE INVITED BETWEEN £850,000 & £899,950. A three bedroom (formerly four) detached house built in 1969 and offering comfortable accommodation arranged over two levels. The property has been a much coveted, well maintained, long-standing family home having last been sold in 1985. This unique residence is located within such a convenient position and in our opinion will suit purchasers that might be upsizing with family or perhaps even those downsizing without. Originally the house was designed as a four-bedroom house and was altered latterly to create a larger full width master bedroom suite. On the ground floor, a sizable through lounge with dividing doors also provides access to a conservatory. This in turn overlooks a landscaped courtyard garden at the rear. Other notable benefits include gas fired central heating and double-glazed windows throughout. It cannot be ignored that the house might lend itself well to extending subject to any necessary consents or indeed could be reconfigured back to offer four bedrooms again. Another notable advantage is the generous driveway parking space and adjoined garaging. Offered for sale with no onward chain therefore ready for immediate acquisition.



3



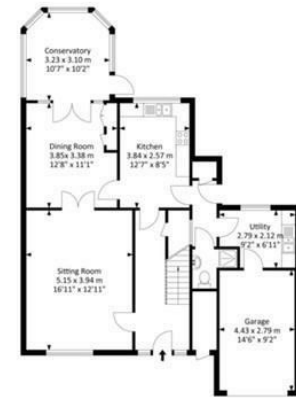
3



2



Approx. Gross Internal Area  
1578.3 Sq.Ft - 146.6 Sq.M  
(Total area includes garage)



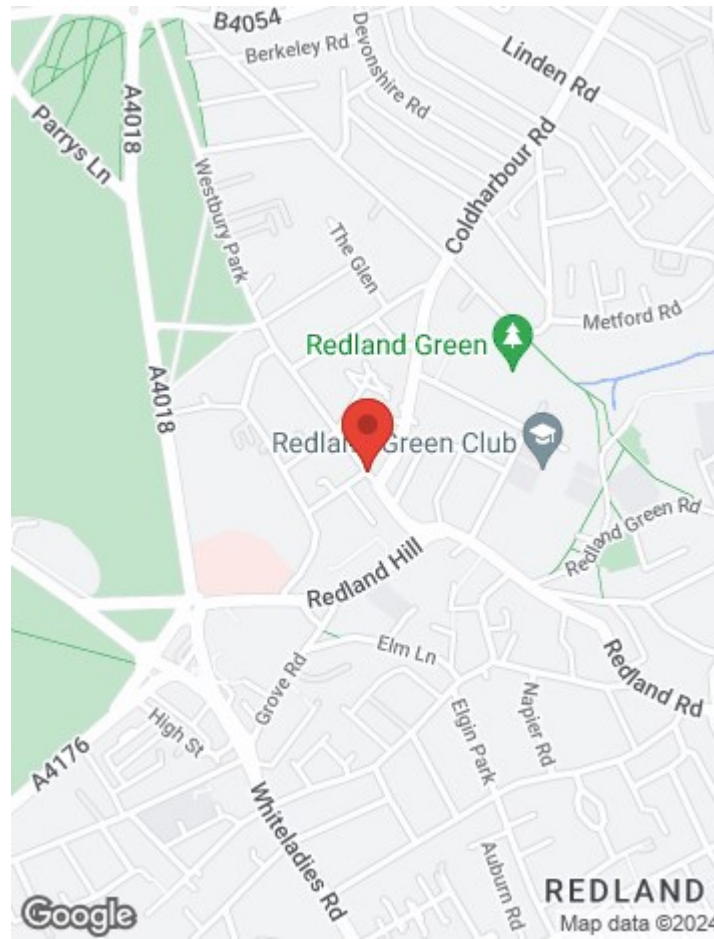
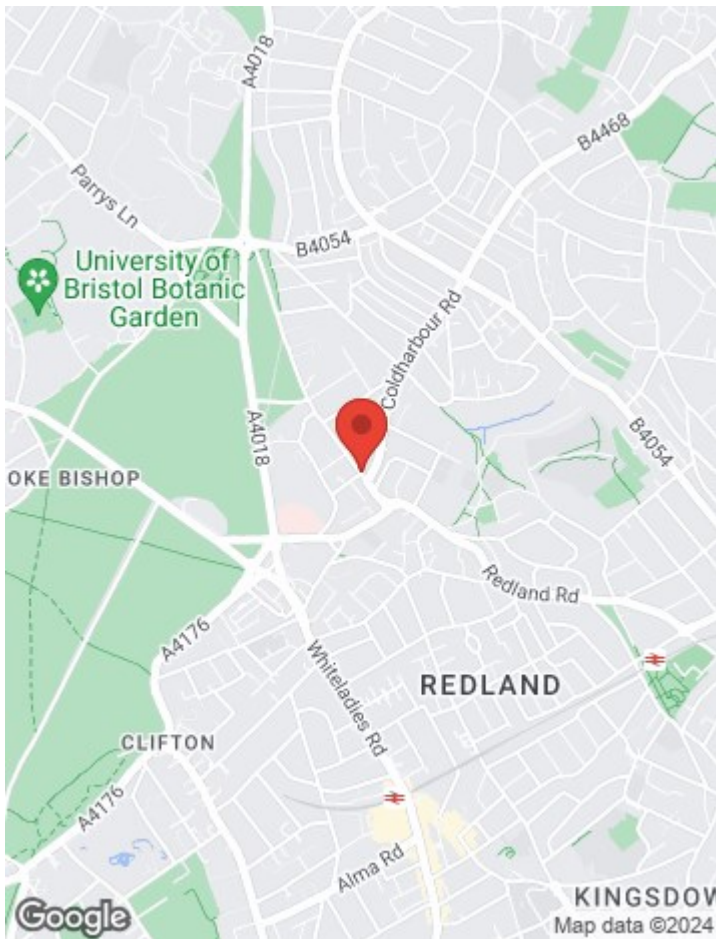
Ground Floor



First Floor

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.





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			
		58	78
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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