



£499,950

4 South Road, Redland, Bristol, BS6 6QP

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## 4 South Road Redland, Bristol, BS6 6QP

Occupying the entire first floor of a handsome Victorian semi-detached house, this beautifully presented three-bedroom flat in Redland offers refined period architecture, generous room proportions, off-street parking and a private garden- rare and valuable features for a first-floor apartment.

Accessed via its private entrance from the communal entrance hallway, a staircase leads to a bright and spacious landing. The flat's layout flows with a classical elegance: tall ceilings, large sash windows, and clean sightlines enhance the sense of volume and natural light throughout.

The reception room has traditional Victorian proportions and features. A large bay window fitted with sash frames floods the room with daylight and frames leafy street views, while picture rails add elegance and historical texture.

The kitchen is open-plan to the living room separated by a substantial kitchen island. The space offers a blend of modern practicality and period charm. Original timber floorboards run underfoot and minimalist cabinetry is paired with solid wood worktops, a herringbone tile splashback, and matte black hardware.

All three bedrooms are well-sized, each retaining high ceilings and original architectural features. The principal bedroom and second bedroom overlook the rear garden and enjoys a quiet, leafy outlook, while the third room offers versatility as a guest bedroom, nursery, or home office.

The bathroom is generous in size and contemporary in finish, featuring geometric tiling, a full-sized bath with overhead rainfall shower, toilet and wash basin.



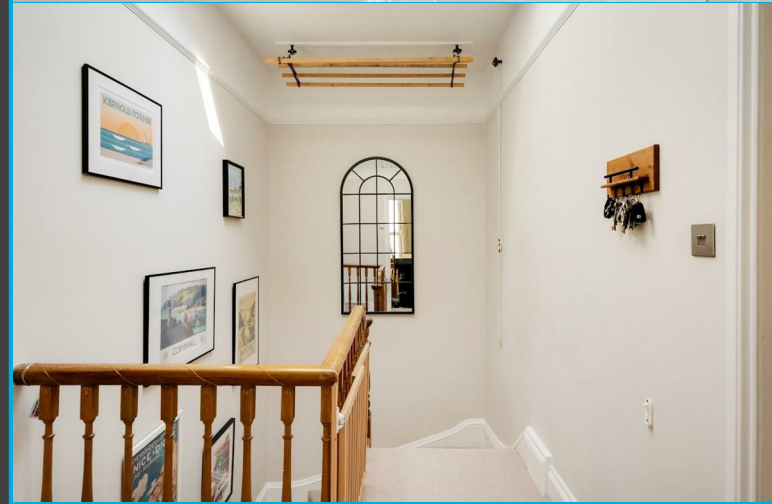
The large skylight fills the room with natural light, enhancing the sense of space and calm.

Externally, the flat has its own private section of the back garden featuring a lawned area and framed by raised planted borders, sundeck and a useful tool shed.

At the front of the property, the flat has an allocated parking space.

This beautifully presented and appointed flat is perfectly placed between Gloucester Road, Cotham Hill & Whiteladies Road, with local cafés, shops, and parks just a short walk away. Redland train station is opposite offering excellent links into central Bristol and beyond.

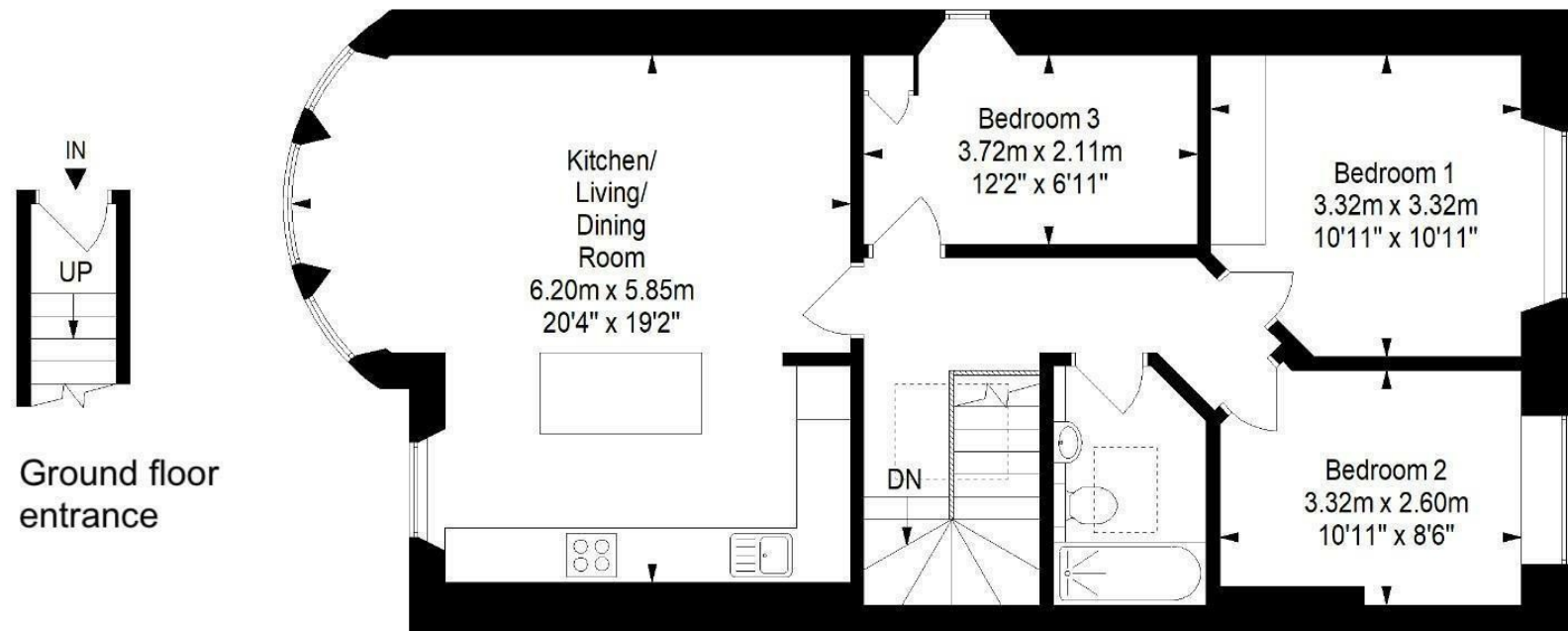






**First Floor Flat, 4 South Road, Redland, Bristol, BS6 6QP**

Approximate Gross Internal Area = 79.6 sq m/ 856.8 sq ft



Ground floor entrance

First Floor

**This floor plan has been drawn using RICS guidelines (GIA)**

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.  
All Efforts have been made to ensure its accuracy at time of print

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (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 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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