



MAGGS
& ALLEN

14 METFORD GROVE
REDLAND, BRISTOL, BS6 7LG
Price Guide £560,000

Retaining much of its original features including fireplaces, picture rails, cornicing and doors comes this three-bedroom property. Situated 0.22 miles from Redland Green School, and with tremendous scope to modernise and extend, this property could be an ideal family home. No onward chain.

Property Details

Entering in through an archway porch retaining original black and white tiling and doorway into a welcoming hallway with original cupboard, staircase with original stair clips and banisters and access to the two reception rooms and kitchen. The first reception room, located at the front of the property is a well-sized bay-fronted room with feature fireplace, picture rail and period light fitting. The second reception, which backs onto the rear garden is a similar size and also boasts an original fireplace, picture rail and exposed floorboards. A galley kitchen with two built-in cupboards and fitted kitchen units provides access to the garden - a well-sized space with rear access lane.

Ascending to the first floor, you will find two comfortable double bedrooms and a third bedroom which is a single with a built-in wardrobe; and finally the bathroom which features a three-piece suite.

The current property layout is typical for a 1930's property, but there is obvious scope for an extension to the rear and a loft conversion (subject to planning permission).

Whilst in need of modernising, this charming property is something of a rarity in retaining so many of its original features. Available with no onward chain. Contact Maggs & Allen to arrange a viewing.

Local Schools

Redland Green School - Distance: 0.22 miles
Westbury Park School - Distance: 0.22 miles
Henleaze Infant School - Distance 0.59 miles
Henleaze Junior School - Distance 0.59 miles

Location

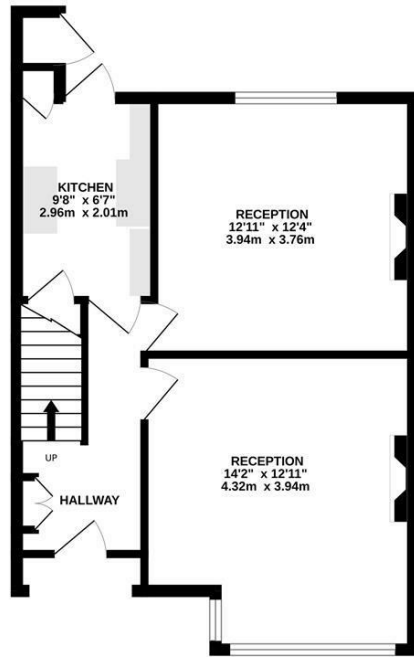
Redland is a highly desirable and sought after position, with a wide range of amenities on Gloucester Road, Henleaze Road and Clifton. The open spaces of the Durdham Downs and Redland Green is popular with dog walkers, as well as sporting events and various festivals held throughout the year. The property is situated a couple minutes walk away from Westbury Park Primary School, and is currently within the area of first priority for Redland Green Secondary School. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway, but locally there are coffee shops, a Waitrose supermarket and a cinema. Redland strikes a perfect balance between a peaceful residential enclave and the convenience of urban living, making it a sought-after and delightful part of Bristol.

Directions

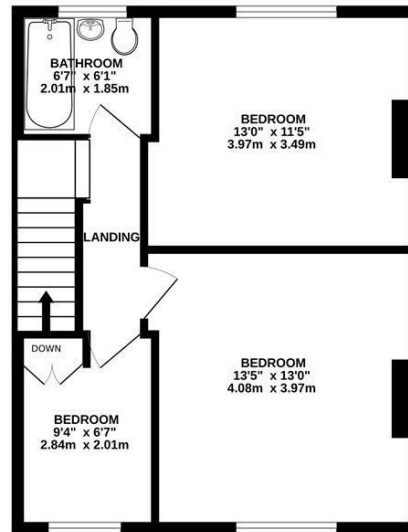
From the Maggs & Allen office, turn left onto Northumbria Drive, then continue onto Linden Road. Take the fourth right onto Harcourt Hill and at the end of the road, turn left onto Harcourt Road. Take the second right onto Metford Grove, the property is situated at the end of the road.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Redland Green catchment area
- Three-bedroom mid-terrace property
- Scope for extending
- In need of modernisation
- Many original period features retained
- Two reception rooms
- Quiet cul-de-sac
- No onward chain

Guide Price: £560,000

Tenure: Freehold

Council Tax Band:

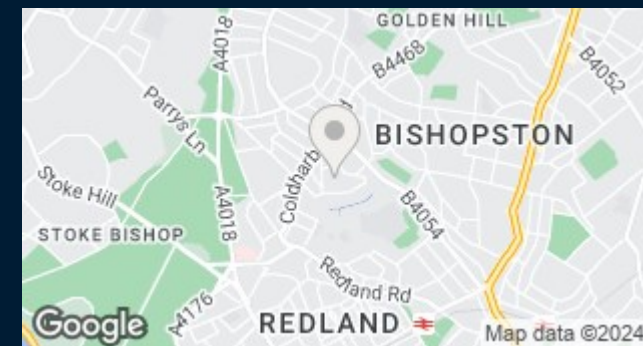
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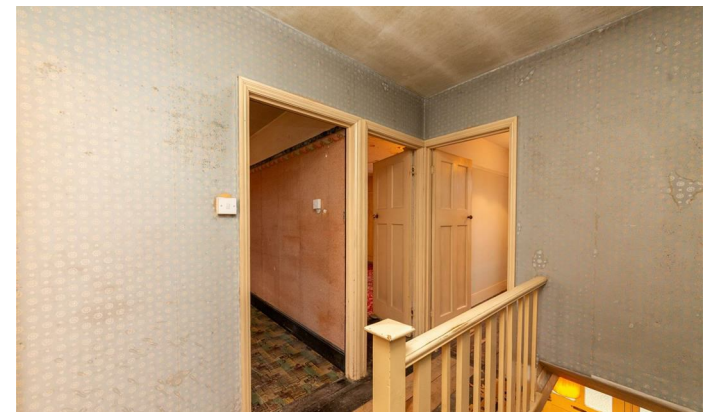
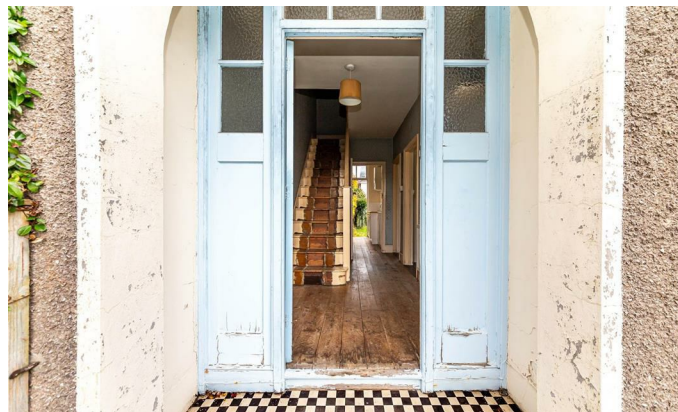
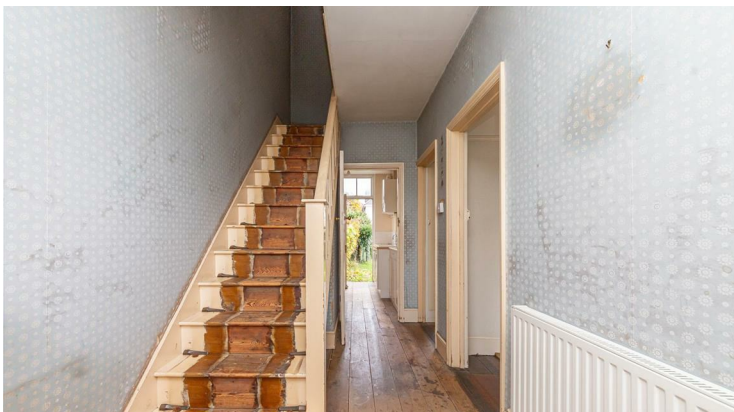
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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