



MAGGS  
& ALLEN

14 HARCOURT ROAD  
REDLAND, BRISTOL, BS6 7RG  
Offers In The Region Of £795,000

A handsome mid-terraced Edwardian five-bedroom, three-reception room residence, situated in the highly desirable area of Redland. Whilst in need of modernisation internally, the property offers immense potential and scope to create a fabulous family home. Offered with no onward chain.

### Property Details

Welcoming to the market this attractive three storey Edwardian mid-terrace property residence in Redland, arranged over three storeys.

Entering through a vestibule typical of properties of this style, and in turn to the entrance hallway with high ceilings. Open-plan reception rooms with ornate fireplaces and a bay window lead to a kitchen area with a range of base and wall-mounted units with integrated electric hob and oven. To the rear is a further reception room that offers an outlook of the rear garden and built-in storage.

The master bedroom is located at the front of the property and is a real highlight, boasting some original features, a large bay window and a private balcony. Two further bedrooms – both doubles, one with built-in storage and the second with a view over the rear garden – and a three-piece bathroom complete the first floor.

The second floor, unlike many similar properties, is not a converted loft space and is instead as per its original design comprising two bedrooms. The larger of these bedrooms still features the original fireplace.

Externally to the rear there is a south-facing garden split across two levels, mainly patioed, with borders containing mature shrubbery. To the front there is a small patio space. There is on-street parking available on the road, and it is not currently a parking permit zone.

Harcourt Road is an attractive street with a variety of well-maintained Edwardian, Victorian and 1930's properties and sits just moments from Coldharbour Road which itself boasts a number of shops, cafes and bakeries. The location is popular with families, with Redland Green Park and the Downs a short distance away.

This is an exciting opportunity for those wishing to put their own stamp on a superbly located family home with generous proportions. Offered with no onward chain; call Maggs & Allen to arrange a viewing.

### Location

Redland exudes historic charm with its Victorian and Edwardian architecture. Green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is also an academic hub within the city.

Redland's strategic location ensures easy transportation access, making it a gateway to explore Bristol and beyond. Diverse dining options, family-friendly amenities, and a blend of history and modernity make Redland a special destination within Bristol's vibrant tapestry.

### Schools

Westbury Park School approx. 0.2 miles

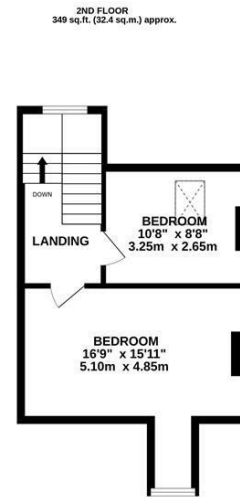
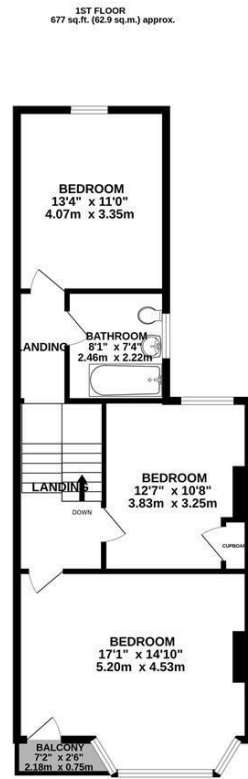
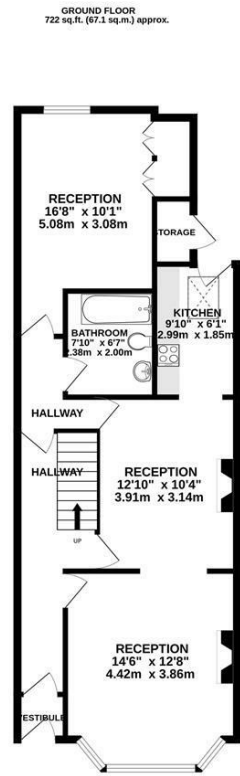
Redland Green School approx. 0.3 miles

St Bonaventure's Catholic Primary School approx. 0.3 miles

Henleaze Infant School approx. 0.5 miles

Henleaze Junior School approx. 0.5 miles





**TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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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- A substantial family home, moments from Coldharbour Road
- Arranged over three floors, and a 'natural' five-bedroom residence
- Open-plan living spaces to the ground floor
- Scope to modernise and improve
- A handsome building with ornate features and balcony from master
- Private rear garden with South-west facing aspect
- No onward chain
- Within the catchment area of excellent local schools
- Council Tax Band TBC

**Guide Price:** £795,000

**Tenure:** Freehold

**Council Tax Band:**

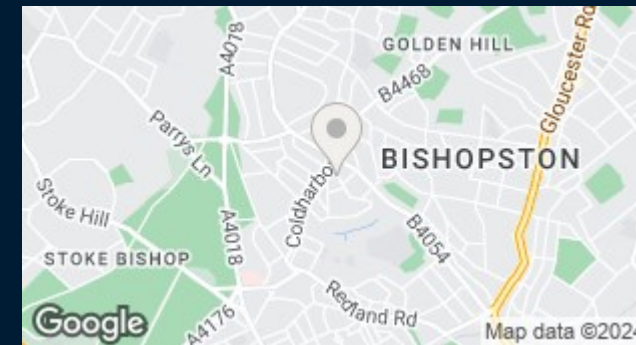
**EPC Rating:**

**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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