



MAGGS
& ALLEN

TFF, 88 COLDHARBOUR ROAD
REDLAND, BRISTOL, BS6 7SB
Asking Price £342,500

A surprisingly spacious, and very well-presented two-bedroom flat remarkably in the same family since the 1940s, occupies the upper floor of a handsome period building. Offering far-reaching views to the rear and located in a popular location, this property is offered with no onward chain.

Property Details

This well-sized flat is located on the second floor of a beautiful double-fronted period building in the leafy area of Redland. Unlike many similar flats, the rooms are not overly restricted by the eaves and as a result there is plentiful head height and usable floor space.

Entering a wide entrance hallway/landing, there is adequate space for some storage, oak wood flooring throughout and is well-lit and provides access to each of rooms.

The lounge-diner a good size, providing ample space for a sofa and dining table and features an ornate fireplace and wood effect flooring. The master bedroom, which is sat adjacent, features a period fireplace, and comfortably accommodates a double bed and plentiful furniture.

The kitchen is fitted with a range of modern white base and wall-mounted units, and there is space enough for a breakfast table.

The second bedroom boasts a feature fireplace and as per its current layout can fit a comfortable bed, desk, and wardrobe. This room along with the bathroom, kitchen and second offer far-reaching views of Bristol to the rear and are a real highlight of the property.

This is an excellent property that will undoubtedly command strong interest. Offered to the market with no onward chain; please contact Maggs & Allen to arrange your priority 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 - Distance: 0.11 miles

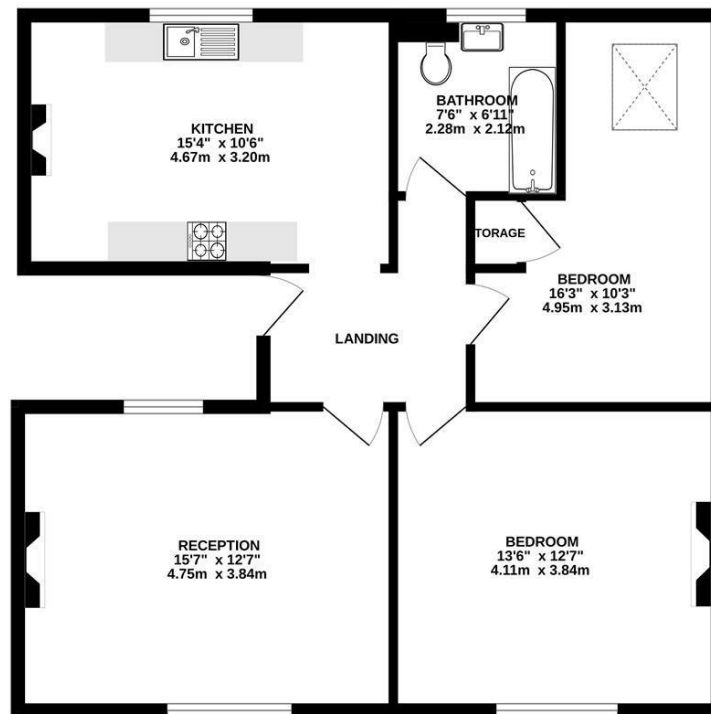
Redland Green School - Distance: 0.36 miles

Henleaze Junior School - Distance: 0.53 miles

St Johns Church of England Primary School, Clifton - Distance: 0.63 miles



2ND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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 misstatement. 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 spacious two-bedroom flat
- Located on the Redland/Westbury Park borders
- Separate lounge and kitchen
- Large attic space ideal for storage
- Bathroom with shower-over-bath
- Well-presented and retaining some original features
- Modern kitchen
- Offered with no onward chain
- First time on the market in 80 years

Guide Price: £342,500

Tenure: Freehold

Council Tax Band: B

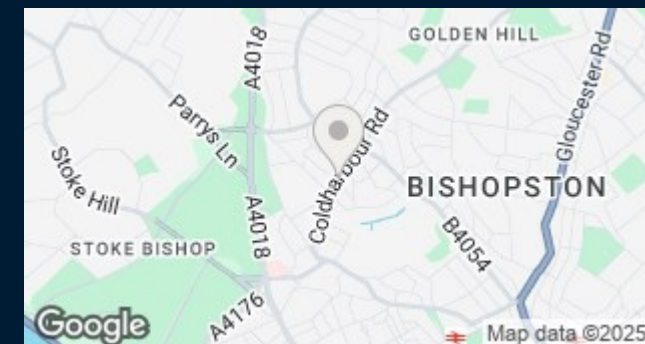
EPC Rating: C

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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