
4 Greenway Road, Redland
Guide Price £825,000
RICHARD
HARDING



4 Greenway Road,

Redland, Bristol, BS6 6SF

RICHARD HARDING

An enticing 4 bedroom, 2 bath/shower room, 3 storey mid-terrace ashlar stone fronted Victorian house with garden on a quiet side street on the cusp of Whiteladies Road. Currently subdivided with a separate basement apartment and requiring a degree of modernisation throughout.





Key Features

- **An incredibly sought after location within a short level stroll of Whiteladies Road with its restaurants, cafes, bus connections and weekly farmers' market. Also handy for the Downs and access to excellent local schools including St John's Primary and Bristol Grammar School.**
- **The property is not listed but is within the Whiteladies Road conservation area and CN residents parking scheme.**
- **Presently arranged with 3 bedrooms and bathroom at first floor as part of a two storey upper maisonette with separate 1 bedroom basement flat converted circa 2003 which can be reconnected by reinstating the staircase.**
- **The property is sold under a single Freehold title.**
- **Front garden and enclosed rear garden with small balcony.**





GROUND FLOOR

APPROACH: the property is approached over its front pathway up stone steps to an attractive six-panelled wooden door with fanlight over into:-

ENTRANCE VESTIBULE: high ceilings with ornate ceiling mouldings, dado rail and a floor level consumer unit. Internal door through to:-

ENTRANCE HALLWAY: L-shaped central hallway with a radiator, high ceilings and a pair of opposing doorways to kitchen and sitting room with further disused doorways boarded up. A turning staircase rises to the first floor landing and underneath this staircase is the cupboard which, if reinstated, would provide the staircase down to the basement level.

SITTING ROOM: (**16'7" x 12'10"**) (**5.05m x 3.90m**) a pair of sash windows to front elevation overlooking garden and street scene views. High ceilings continue with central ceiling rose, ornate ceiling mouldings and picture rail. Disused fireplace with wooden surround, wooden cabinet to one side of the chimney breast and a radiator.

KITCHEN/DINING ROOM: (**20'10" x 13'1"**) (**6.36m x 3.99m**) windows and opening doors to rear elevation with doors opening onto a balcony overlooking the garden, high ceilings continue with ornate ceiling mouldings, radiator, disused fireplace and space for substantial kitchen table. The dining area is open to an L-shaped fitted kitchen with roll edged worksurfaces, eye and undercounter units, integrated stainless steel sink. Space for oven, dishwasher, washing machine and fridge/freezer. Wall mounted Viessmann Vitodens 100-W combi boiler.

FIRST FLOOR

LANDING: a balanced landing with wood double glazed Velux skylight, four rooms leading from the landing and book shelving on the half landing.

BEDROOM 1: (**14'1" x 13'0"**) (**4.28m x 3.97m**) wood framed sash window to rear elevation with radiator below. High ceilings continue, picture rail, hand basin and built-in cabinet one side of the chimney breast.

BEDROOM 2: (**13'2" x 12'7"**) (**4.02m x 3.83m**) double glazed sash window to front elevation, high ceilings continue with ceiling mouldings, disused doorway, alcoves either side of chimney breast and a radiator.

BEDROOM 3: (**13'7" x 8'5"**) (**4.13m x 2.56m**) double glazed window to front elevation, BT open reach connection, high ceilings, alcoves on either side of the chimney breast, radiator and built-in cupboard.

BATHROOM/WC: sash window to rear elevation with obscured lower panes looking in the general direction of the garden, acrylic bath, tiled splashback to half wall height, close coupled wc, pedestal hand basin, corner shower cubicle with electric shower and a fixed wall mirror.

CLOAKROOM/WC: separate cloakroom adjacent to the bathroom with close coupled wc and painted wooden flooring.

BASEMENT FLOOR

APPROACH: currently accessed via a separate lower entrance under the staircase to the hall floor entrance, a glazed wooden door opens to:-

HALLWAY: L-shaped hallway with three doors leading to shower room, bedroom and sitting room, built-in cupboards open to an extended storage area which is the location of the removed staircase if one were to reinstate it.

BEDROOM 4: (**13'5" x 12'2"**) (**4.09m x 3.70m**) double glazed sash window to front elevation overlooking front garden with radiator below and built-in book shelving.

SHOWER ROOM/WC: shower room servicing the lower floor. Double glazed window to front elevation, raised shower cubicle with tiled walls, electric shower, radiator, pedestal hand basin with splashback tiling, low level wc, mirrored medicine cabinet and shaving point.

SITTING ROOM: (**14'0" x 12'0"**) (**4.26m x 3.67m**) open-plan with adjacent kitchen but described and measured separately. Double glazed window to rear elevation overlooking garden with additional pedestrian door opening onto it, a pair of radiators flank a rounded arch opening to the kitchen and alcoves either side of a disused fireplace.

KITCHEN/UTILITY: (**12'1" x 6'2"**) (**3.68m x 1.88m**) double glazed window to rear elevation overlooking garden with deep tiled sill above stainless steel sink with drainer, undercounter units with space for appliances, space for oven, eye level dressers and display shelving, plate rack, tiled splashback and wall mounted Worcester Green Star 24i junior combi boiler serving the basement flat only.







OUTSIDE

FRONT GARDEN: the front garden screens the property from the road and is planted with mature shrubs.

REAR GARDEN: accessible from the basement via pedestrian door or from the laddered access from the balcony at first floor level, an enclosed rectangular rear garden is split between lawn and patio, a small pond and mature hedging on three sides including a substantial fig tree. Outside lighting and water supply.

BALCONY: a suspended balcony at ground floor level is accessible from the dining area and provides informal laddered access down to the garden.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. Both properties are under one title. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: 4 Greenway Road: Bristol City Council. Council Tax Band: D

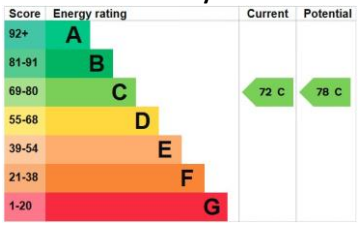
Garden Flat, 4 Greenway Road: Bristol City Council. Council Tax Band: B

PLEASE NOTE:

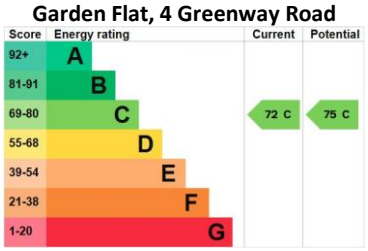
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct, we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

4 Greenway Road



Garden Flat, 4 Greenway Road



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





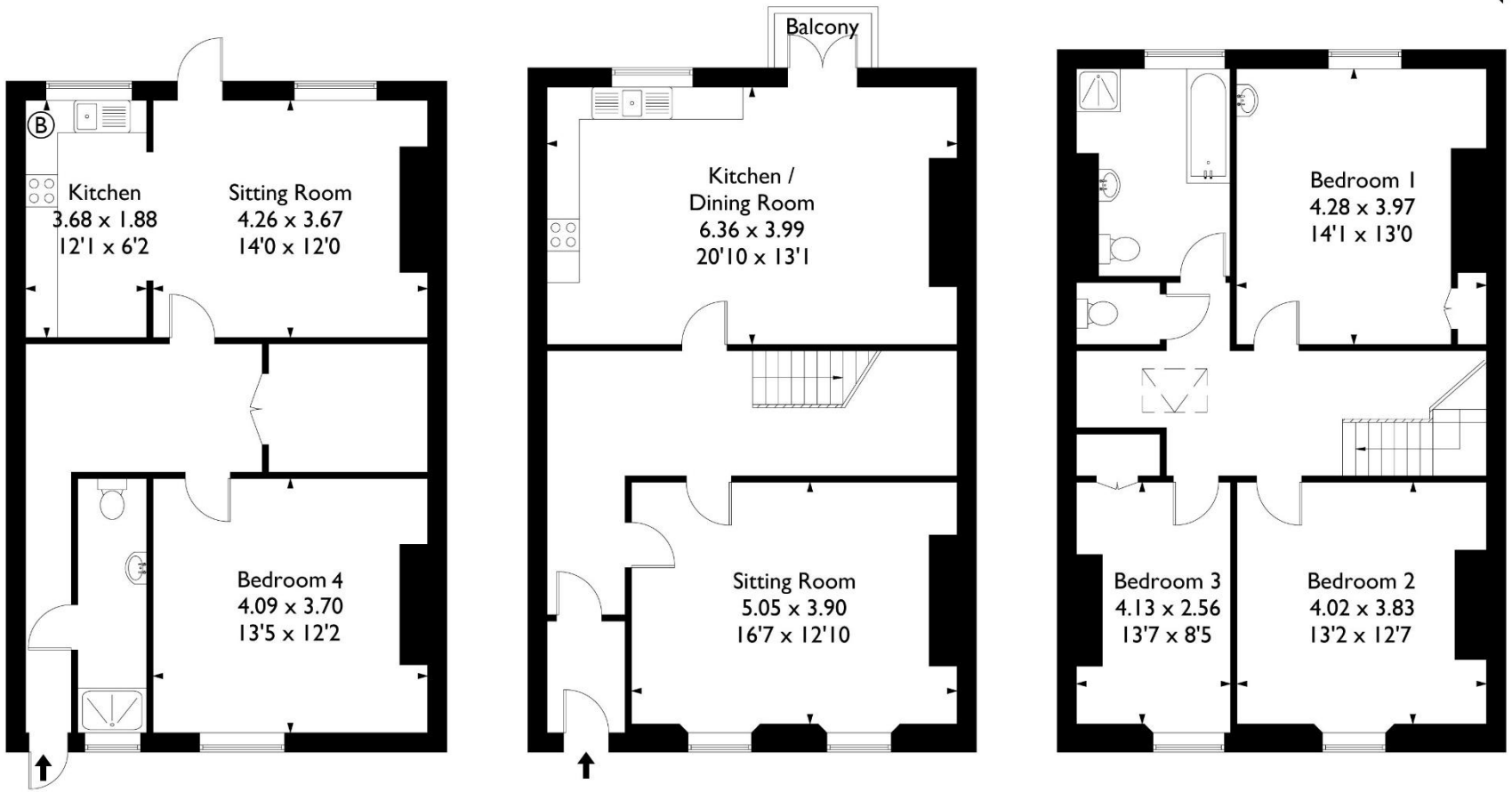






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Approximate Gross Internal Area 190.80 sq m / 2053.70 sq ft



Lower Ground Floor

Ground Floor

First Floor

This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

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