



5 Roslyn Road, Redland

Guide Price £735,000

RICHARD
HARDING



5 Roslyn Road,

Redland, Bristol, BS6 6NJ

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An elegant and versatile, 4/5 bedroom, 2 bath/shower room, mid-terraced Victorian period family home, of circa 1,915 sq. ft., retaining an abundance of period features and further benefitting from independent lower ground floor access, pretty rear garden and highly convenient Redland location.

Key Features

- To be sold with no onward chain.
- Wonderful location within a short level stroll of the shops, cafes and restaurants of Chandos Road, Cotham Gardens Park and Redland local train station, also handy for access to all central areas and within half a mile of both Cotham School and Cotham Gardens Primary School.
- Flexible accommodation arranged over four levels with well-proportioned rooms throughout including 4/5 double bedrooms, large family bathroom, separate shower room, 1/2 reception rooms, generous kitchen with space for table and chairs.
- A lovely family home with a welcoming atmosphere, full of original character and features.





GROUND FLOOR

APPROACH: via pathway leading beside front garden and steps leading up to the front door.

ENTRANCE HALLWAY: high ceilings with original cornicing and archway, the hallway opens up to a central staircase rising to the first floor landing and descending to the lower ground floor, doors lead off to the sitting room and reception 2. Radiator.

SITTING ROOM: (rear) (15'10" max into chimney recess x 11'8") (4.83m x 3.56m) large sitting room spanning the entire width of the building with high ceilings, original cornicing and ceiling rose, three large feature sash windows to rear flooding the room with natural light, exposed floorboards, fireplace, radiator, built-in shelving to chimney recess. Door accessing generous recessed storage cupboard.

RECEPTION 2/BEDROOM 5: (front) (15'3" max into bay x 12'1" max into chimney recess) (4.65m x 3.68m) wide bay to front comprising three floor to ceiling sash windows, high ceilings with original cornicing and ceiling rose. Beautiful period cast iron fireplace with white marble surround, hearth. Radiator. Door accessing recessed storage cupboard.

FIRST FLOOR

LANDING: staircase rising to the second floor landing, radiator. Doors off to bedroom 1, large family bathroom/wc, (originally a bedroom) and separate shower room/wc.

BEDROOM 1: (front) (16'0" max into chimney recess x 11'4") (4.88m x 3.45m) two large sash windows to front, A beautiful period cast iron fireplace with inset tiles and hearth. Fitted cupboard, picture rail and radiator.

BATHROOM/WC: (11'8" x 9'9" max into chimney recess) (3.56m x 2.97m) a generously proportioned bathroom (originally a bedroom) with claw foot roll top period style bath with mixer taps and shower attachment, wc with high level cistern, wash hand basin, part tiled walls, large sash window to rear, radiator, period cast iron fireplace. Door accessing recessed wardrobe.

SHOWER ROOM/WC: (8'1" x 5'10") (2.46m x 1.78m) white suite comprising shower enclosure with system fed shower, low level wc, pedestal wash basin, part tiled walls, beautiful period arched stained glass window to rear, inset spotlights and heated towel rail.

SECOND FLOOR

LANDING: Velux skylight window providing natural light through landing and stairwell, doors off to bedroom 3 and bedroom 4.

BEDROOM 2: (front) (14'1" max taken below sloped ceiling x 11'8") (4.29m x 3.56m) double bedroom with sash window to front, pretty period fireplace, radiator. Door accessing recessed storage space.

BEDROOM 3 (rear) (16'1" max into chimney recess and below sloped ceilings x 11'10") (4.90m x 3.61m) sash window to rear offering a wonderful view over rooftops of the surrounding area, exposed floorboards, radiator. Door accessing recessed storage space.

LOWER GROUND FLOOR

The staircase descends into the lower ground floor and directly into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: (17'3" max inclusive of staircase x 15'3" max into chimney recess) (5.26m x 4.65m) a homely and sociable kitchen/breakfast room with a range of base level hand built kitchen units with wood block worktop over and inset ceramic 1½ bowl sink and drainer unit, ample space for breakfast table, useful understairs storage cupboards, plumbing and appliance space for washing machine, dishwasher, cooker and fridge/freezer, built-in corner cupboard housing Vaillant gas combination boiler. Door accessing bedroom 4/reception 3, large sash window to rear and part glazed door to rear accessing the rear garden.

BEDROOM 4/RECEPTION 3: (front) (15'5" x 11'5") (4.70m x 3.48m) generous double bedroom or reception room depending on one's requirements with a large sash window to front and door to front providing an independent access from the front of the property and if one wanted to use the room for a lodger etc. Radiator, inset spotlights and door accessing recessed storage space.





OUTSIDE

FRONT GARDEN: small front garden with low level boundary wall to front, steps lead up to the main front door and descend to the lower ground floor independent entrance.

REAR GARDEN: (approx. **25ft x 17ft**) (**7.62m x 5.18m**) landscaped rear garden mainly laid to paving providing a pleasant outdoor seating area with flower borders surrounding containing various shrubs and trees.

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. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

PLEASE NOTE:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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



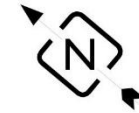



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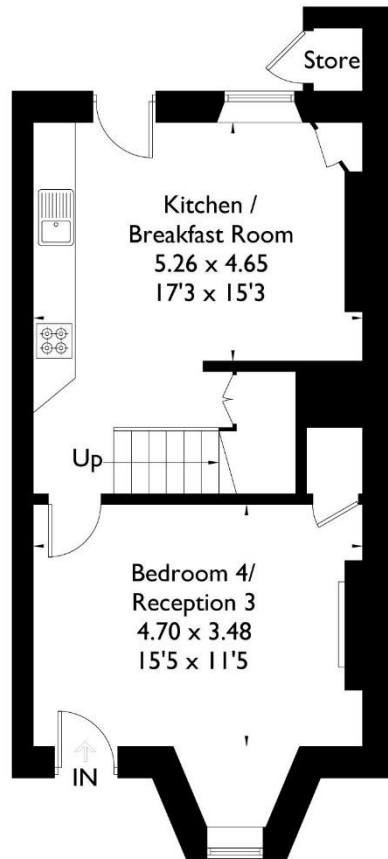
Approximate Gross Internal Area = 177.9 sq m / 1915 sq ft

Store = 0.6 sq m / 6 sq ft

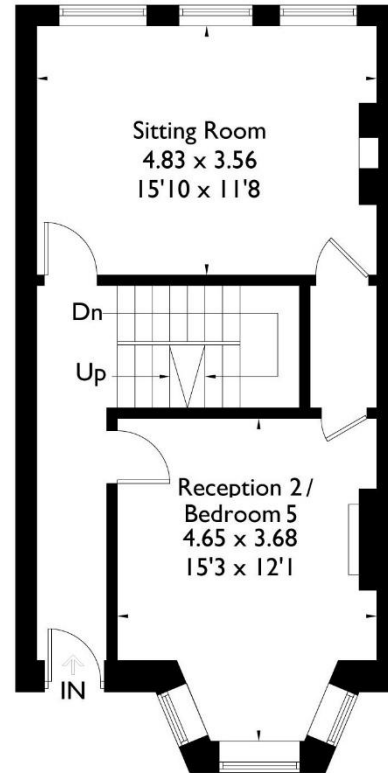
Total = 178.5 sq m / 1921 sq ft



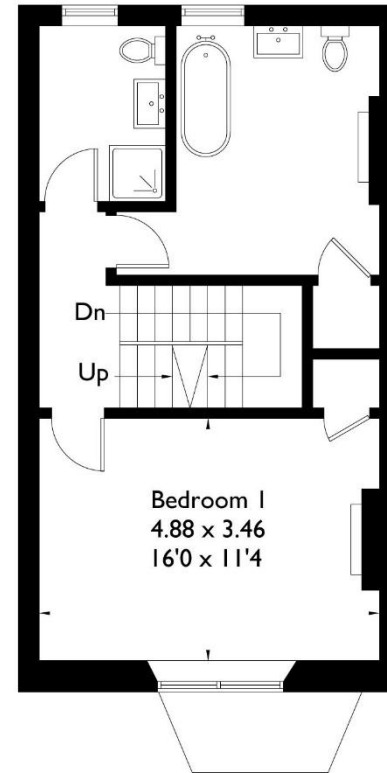
 = Reduced headroom below 1.5m / 5'0"



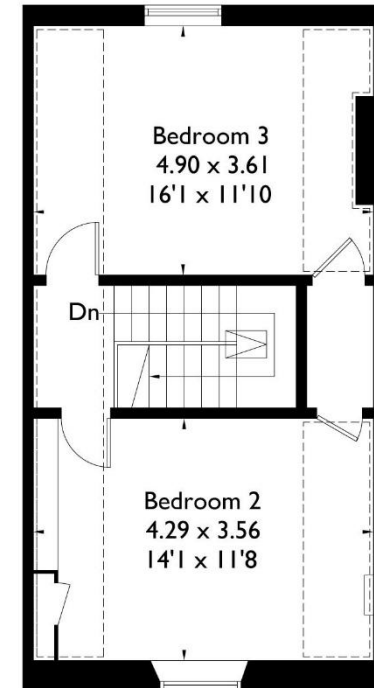
Lower Ground Floor



Raised Ground Floor



First Floor



Second Floor

Job Ref: 182808

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.