2 Manor Park, Redland
Guide Price £775,000
RICHARD
HARDING

2 Manor Park,

Redland, Bristol, BS6 7HH

RICHARD HARDING

A 4 double bedroom, 2 reception room, 3 bath/shower Victorian family home situated on a convenient side road in Redland, within 600 metres of Redland Green School. Enjoying a bright and fresh interior, cellar utility space and a sunny south-easterly facing rear garden.

Key Features

- Prime central location in Redland, within a short stroll of the green open spaces of the Downs, the shops, cafes, weekly farmers' market and bus connections of Whiteladies Road, as well as being nearby Little Loaf cafe, the Cambridge Arms pub and excellent schools including Westbury Park (within 300 metres) and Redland Green School (within 600 metres).

- **Ground Floor:** entrance vestibule flowing through into an entrance hallway, bay fronted sitting room, reception 2/dining room, separate kitchen/breakfast room with adjoining cellar utility space and access out onto the sunny garden.

- **First Floor:** split landing, 3 double bedrooms, an impressive large newly fitted family bath/shower room/wc and a further compact shower room/wc.

- **Second Floor:** landing, 4th double bedroom and a further shower room/wc

- An attractive and well located end of terrace Victorian home offered with no onward chain.

GROUND FLOOR

APPROACH: via Victorian tiled garden pathway leading beside low maintenance level courtyard front garden laid to slate chippings. The pathway leads to a covered entrance and attractive main front door to the house.

ENTRANCE VESTIBULE: high ceilings with ceiling coving and dado rail. Part glazed door through to:-

ENTRANCE HALLWAY: original staircase ascending to the first floor and a flight of stairs descending to the kitchen/breakfast room, further doors lead off to the sitting room and reception 2/dining room.

SITTING ROOM: (front) (**15'5"** max into bay **x 12'1"** max into chimney recess) (**4.70m x 3.68m**) a lovely bright bay fronted sitting room with high ceilings, ceiling cornicing, picture rail, chimney recess, wide bay to front comprising double glazed windows with original single glazed stained glass windows over, radiator and tv point.

RECEPTION 2/DINING ROOM: (**11'8" x 9'8"** max into chimney recess) (**3.56m x 2.95m**) a good sized second reception room with high ceilings, ceiling coving, picture rail and a radiator. Double glazed window to rear, overlooking the rear garden.

KITCHEN/BREAKFAST ROOM: (rear) (**16'5" x 9'4"**) (**5.00m x 2.84m**) a modern fitted kitchen comprising base and eye level cupboards and drawers with woodblock worktop over and inset 1 ½ bowl sink and drainer unit. Integrated Bosch electric oven with 4 ring induction over, stainless steel splashback and Bosch chimney hood. Further appliance space for dishwasher and fridge/freezer. Double glazed window to side, wall mounted Worcester gas central heating boiler. Part glazed door to rear, accessing the south-easterly facing rear garden. The kitchen has space for a breakfast table and chairs. A door leads off the kitchen and down a few steps to a cellar utility area.

CELLAR UTILITY AREA: (**16'1"** max **x 5'2"** max into chimney recess/**2'7"** min, with a ceiling height of approx. **5'10"/1.78m**) (**4.90m x 1.57m/0.78m**) a useful cellar space beneath the stairwell housing plumbing and appliance space for washing machine and dryer with worktop over, fuse box for electrics, radiator and tiled flooring.

FIRST FLOOR

LANDING: doors off to bedroom 1, bedroom 2, shower room/wc, bedroom 3 (off upper mezzanine landing) and family bathroom/wc (off lower mezzanine landing). Stairwell continues up to the second floor.

BEDROOM 1: (front) (**15'10"** max into bay **x 11'5"** max into chimney recess) (**4.83m x 3.49m**) high ceilings with ceiling coving and picture rail, wide bay to front comprising double glazed windows, and a radiator.

BEDROOM 2: (rear) (**12'3" x 9'8"** max into chimney recess) (**3.73m x 2.95m**) a double bedroom with high ceilings, picture rail and a radiator. Double glazed window to rear, overlooking rear and neighbouring gardens.

SHOWER ROOM/WC: a modern white suite comprising low level wc, bowl style sink set into a counter with storage beneath, shower enclosure with system fed dual headed shower, double glazed window to front and an extractor fan.

BEDROOM 3: (**14'2" x 10'1"**) (**4.32m x 3.07m**) off upper mezzanine landing; a double bedroom with radiator and double glazed window to rear.

FAMILY BATHROOM/WC: (**14'0" x 10'0"**) (**4.27m x 3.05m**) off lower mezzanine half landing; a spectacular large family bathroom with a gorgeous freestanding bath, oversized walk-in shower area with dual headed system fed shower, low level wc, wide sink set into a storage unit beneath, small double glazed window to side, large double glazed window to rear, inset spotlights and an extractor fan.

SECOND FLOOR

LANDING: door off to bedroom 4 and a second shower room/wc.

BEDROOM 4: (**18'6"** max **x 11'4"** max into recess) (**5.63m x 3.45m**) a pretty double bedroom with feature dormer to front with a double glazed window, Velux window to rear and a radiator.

SHOWER ROOM/WC: shower enclosure with Mira electric shower, low level wc, bowl style sink set into a counter with storage beneath, radiator, extractor fan and Velux skylight window.

OUTSIDE

FRONT GARDEN: small courtyard front garden laid to slate chippings with a boundary wall. The front garden allows space for bins, recycling and potentially a bike storage shed.

REAR GARDEN: a pretty town garden with a south-easterly aspect, enjoying much of the day's sunshine with brick boundary walls, courtyard seating area framed with flower borders. Door accessing a small lean-to garden store.

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.

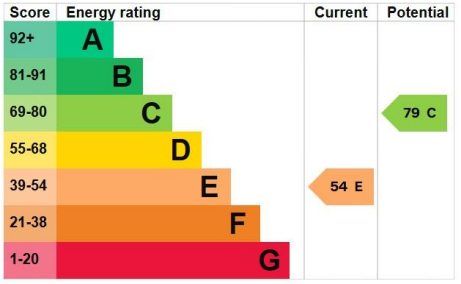
TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

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

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:

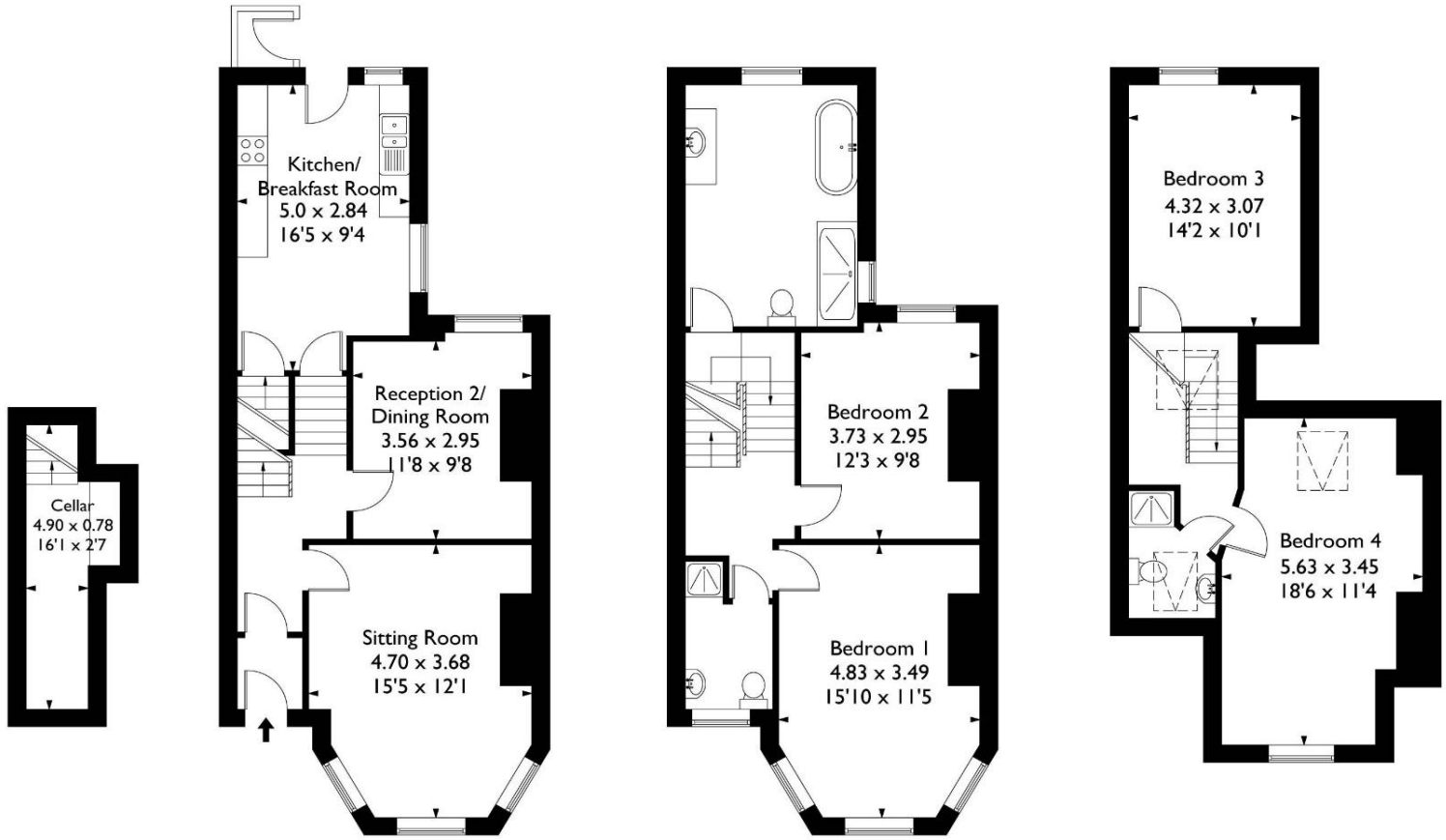
   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no 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.



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

Manor Park, Redland, Bristol BS6 7HH

Approximate Gross Internal Area 137.90 sq m / 1484.40 sq ft
Basement Area 5.30 sq m / 56.60 sq ft
Total Area 143.20 sq m / 1541 sq ft



Basement Ground Floor First Floor Second 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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