



1A Alexandra Park, Redland

Guide Price £800,000

RICHARD
HARDING

1A Alexandra Park, Redland, Bristol, BS6 6QB

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To be sold with no onward chain - a modern and attractive, 4 double bedroom, 3 bath/shower room, detached three-storey family home in a much sought after location close to Chandos Road, additionally benefitting from off-street parking and an easy maintenance rear garden with Shepherd's Hut.

A much-coveted location - a popular road in a friendly neighbourhood literally on the doorstep of the wide variety of shops, restaurants and bars that Chandos Road has to offer. Within 0.5 miles of Whiteladies Road, handy for the Downs, Redland Green Park nearby and with easy access to the city centre, Clifton Village, lively Gloucester Road, Bristol University, numerous private and state schools, main hospitals, BBC plus other local parks and leisure facilities. Redland and Clifton Down train stations are also nearby.

Having been constructed, we understand in 1996, our vendor client was the first owner and has very much enjoyed their stewardship.

Whilst modern, the house has a nod towards period character with stone built main façade and wooden double glazed sash windows. Internally there is ornate moulded plasterwork, period style built in wardrobes and a Carrera marble period fireplace in the sitting room.

Ground Floor: reception hall, cloakroom/wc, sitting room with wide wall opening through to dining room in turn with wide wall opening through to a kitchen having integrated appliances.

First Floor: landing, 2 double bedrooms, family bathroom, laundry room.

Second Floor: landing, 2 further double bedrooms (one with en-suite shower room), additional bathroom.

Outside: gated driveway parking for one car, enclosed rear garden (having useful gated side access) which is predominantly laid to lawn and features a pretty Shepherd's Hut.

A most appealing modern residence offering well-proportioned and versatile accommodation with so much to savour - location, facilities, atmosphere, character and lots of light.





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: G

PLEASE NOTE:

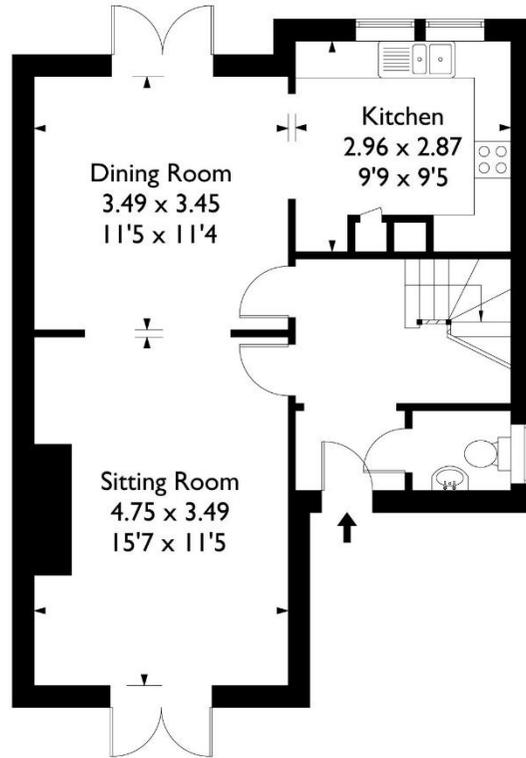
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

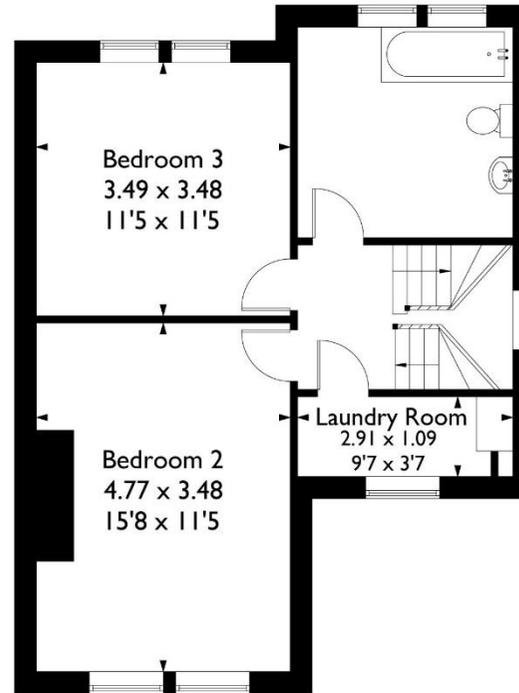
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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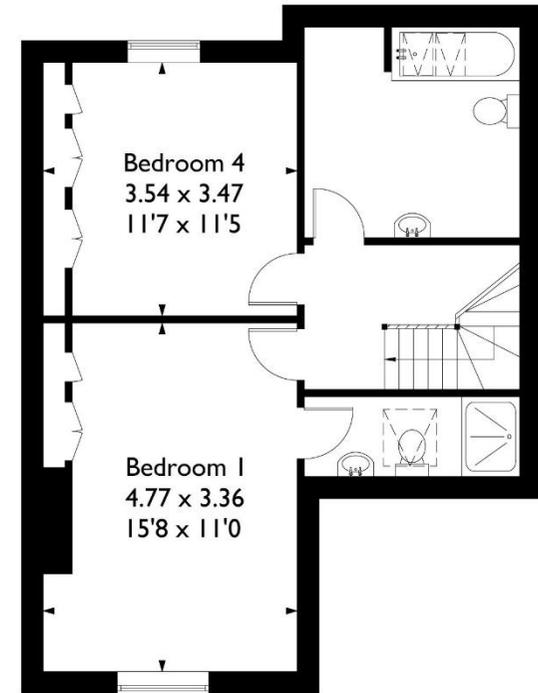
Approximate Gross Internal Area 143.0 sq m / 1539.2 sq ft



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.