



15 Montrose Avenue, Redland
Guide Price £950,000

RICHARD
HARDING



15 Montrose Avenue,

Redland, Bristol, BS6 6EH

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An attractive 4 bedroom, 3 reception room Victorian semi-detached home with a warm and welcoming atmosphere. Enjoying off road parking, pretty front and rear gardens, exciting scope for personalisation.

Key Features

- Situated on a well-regarded side road in Redland, within a level stroll of the fabulous independent cafes, restaurants and shops of Cotham Hill, as well as being close by Cotham Gardens Park, Redland train station, the Everyman Cinema, bus connections to central areas and schools including Cotham Secondary, Cotham Gardens Primary, Bristol Grammar School and QEH.
- **Ground Floor:** central entrance hallway, bay fronted sitting room, reception 2/dining room with a level connection through to the kitchen, utility room/workshop, reception 3/home office, understairs storage and ground floor cloakroom/wc.
- **First Floor:** central landing, four bedrooms, shower room and separate wc.
- **Double glazed sash windows** throughout.
- Enjoyed by the current family for 54 years, this inviting period home offers exciting potential for renovation and is offered with no onward chain.





GROUND FLOOR

APPROACH: via garden gate and pathway beside the pretty front garden and driveway off-road parking space, up the right-hand side of the building where you will find the main front door to the house.

ENTRANCE HALLWAY: a welcoming central entrance hallway with wonderful high ceilings, ceiling cornicing, radiator and meter cupboard. Original staircase rising to first floor landing. Doors leading off to the sitting room, dining room/reception 2, reception 3/home office, ground floor cloakroom/wc and an understairs storage cupboard.

SITTING ROOM: (21'7" x 12'9" max into chimney recess) (6.50m x 4.00m) large bay fronted sitting room with high ceilings, ceiling cornicing and two radiators. Glazed sash windows to front, overlooking the front garden.

DINING ROOM/RECEPTION 2: (15'0" x 11'6" max into chimney recess) (4.57m x 3.51m) a good sized second reception room with two large double glazed sash windows to rear, overlooking the rear garden. High ceilings with ceiling cornicing and central ceiling rose, built in book casing to chimney recesses and a radiator. Glazed door leading through to:-

KITCHEN: (14'11" x 8'4" max into chimney recess) (4.55m x 2.55m) a basic fitted kitchen comprising a range of base and eye level units with roll edged worktop over and inset 1 ½ bowl sink and drainer unit. Integrated oven, period dresser to chimney recess, double glazed sash window to rear and door accessing a utility/workshop. The kitchen is on the same floor height as the dining room which adjoins it, and therefore there is exciting potential to knock down the wall between the kitchen and dining room creating a large sociable space (subject to building regulation approval).

UTILITY/WORKSHOP: (14'1" x 7'1") (4.29m x 2.17m) a useful utility space with workbench, sink, plumbing for washing machine, door accessing the garden, floor standing gas central heating boiler. Door accessing a garden wc.

RECEPTION 3/HOME OFFICE: (front) (16'8" x 6'11" max into chimney recess) (5.08m x 2.10m) high ceilings with ceiling cornicing and central ceiling rose, double glazed sash window to front, exposed stripped floorboards and a radiator.

GROUND FLOOR CLOAKROOM/WC: low level wc, small wash basin, extractor and and part tiled walls.

FIRST FLOOR

LANDING: a central landing with doors to all four bedrooms, shower room and separate wc. Attractive stained glass rooflight panel providing borrowed light from the Velux skylight window in the roof space, flooding the landing and stairwell with natural light.

BEDROOM 1: (front) (21'4" max into bay x 13'2" max into chimney recess) (6.50m x 4.00m) a large bay fronted double bedroom with high ceilings, ceiling coving, built-in wardrobe, boarded period fireplace, wide bay to front comprising three double glazed sash windows, and a radiator.

BEDROOM 2: (rear) (12'0" x 11'6" max into chimney recess) (3.67m x 3.51m) a double bedroom with high ceilings, ceiling coving, double glazed sash window to rear, tiled fireplace and a radiator.

BEDROOM 3: (rear) (15'4" x 8'9" max into chimney recess) (4.68m x 2.66m) a smaller double bedroom with a boarded fireplace, double glazed sash window to rear, high ceilings, radiator and a shallow period storage cabinet built into the chimney recess.

BEDROOM 4: (front) (16'10" x 7'1" max into chimney recess) (5.12m x 2.15m) a single bedroom with high ceilings, ceiling coving, boarded fireplace, radiator, exposed stripped floorboards and a double glazed sash window to front.

SHOWER ROOM: (8'6" x 6'6" max) (2.59m x 1.98m) a walk-in wet room style shower area, sink, heated towel rail, window to side and airing cupboard.

SEPARATE CLOAKROOM/WC: low level wc and a double glazed sash window to side.

OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: the property is located on a side road where there is residents parking and a driveway forms part of the front garden providing off road parking for one vehicle. There is a planted front garden with low level boundary wall with railings over.

REAR GARDEN: a gorgeous level lawned rear garden with lily pond, flower borders containing various plants and shrubs, attractive period stone boundary walls. Handy gated side access through a pathway from the rear to the front of the property.





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: F

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		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

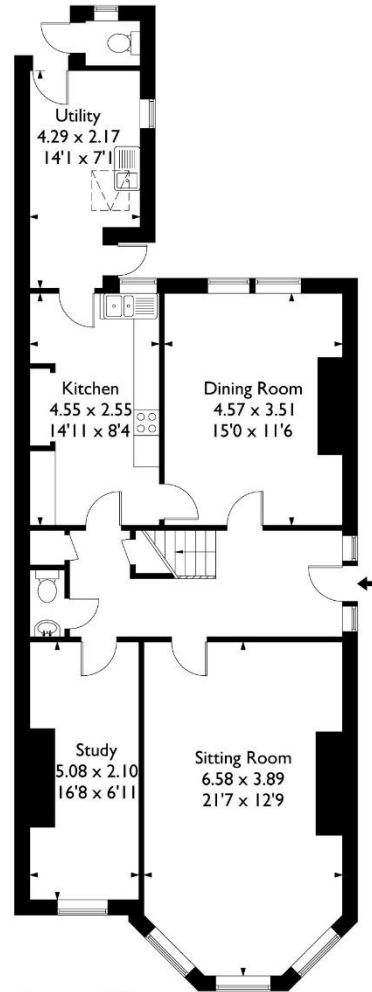
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



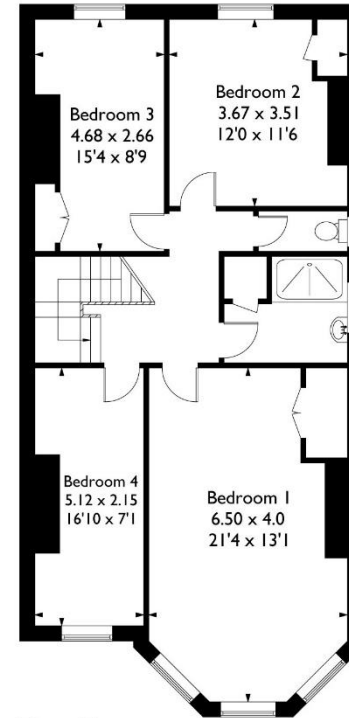


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Approximate Gross Internal Area 166.20 sq m / 1788.80 sq ft



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.