

MAGGS & ALLEN

10 CRANBROOK ROAD

REDLAND, BRISTOL, BS6 7BN

£775,000

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10 Cranbrook Road, Redland, Bristol, BS6 7BN

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A detached, double-fronted Victorian property retaining an array of original detailing, with immense potential to create an attractive five-bedroom, three reception room family home. Boasting sizeable accommodation measuring approximately. 1863 sq.ft. arranged over three levels and offered to the market with no onward chain.

Ground Floor

Entering into the vestibule, notable is the original tessellated floor retained, which when refurbished has the potential to offer a most pleasing entrance to the property. From here you enter the entrance hallway, in turn providing access to three reception rooms, kitchen and ground floor shower room.

Each of the reception rooms offer superb proportions, with high ceilings complemented by some attractive original features. The large windows allow each of the rooms to be blessed with plentiful natural light.

The kitchen, though evidently in need of modernisation, is a good size and in turn leads to a utility room at the rear of the property.

First Floor

The first floor is comprised of four well-sized double bedrooms, all of which offer good ceiling height and original features including the picture rails and cornicing, as well as in-built storage and uPVC double glazed windows.

Completing the first floor is a three-piece bathroom comprised of a bath with shower over, WC and basin; and a cupboard accessed from the landing.

Second Floor

We believe the second floor to be original to the property, and comprises a sizeable bedroom with basin. Dual aspect in nature ensuring a light-filled room and additionally allowing access to extensive eaves storage.

Externally

To the front of the property is a pedestrian-gated low-maintenance patio with a variety of shrubs, leading to what is believed to be the original front door. From here is also side access leading to the rear garden.

The rear garden offers impressive proportions owing to the wider than average plot of the property. Level and laid mainly to lawn, it features some mature trees and shrubbery, a patio off the utility room, and access to a sizeable under-croft storage area.







Schools

Montpelier High School - Distance: 0.26 miles
Cotham Gardens Primary School - Distance: 0.35 miles
Redland Green School - Distance: 0.41 miles
St Bonaventure's Catholic Primary School - Distance: 0.55 miles
Sefton Park Junior School - Distance: 0.61 miles

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

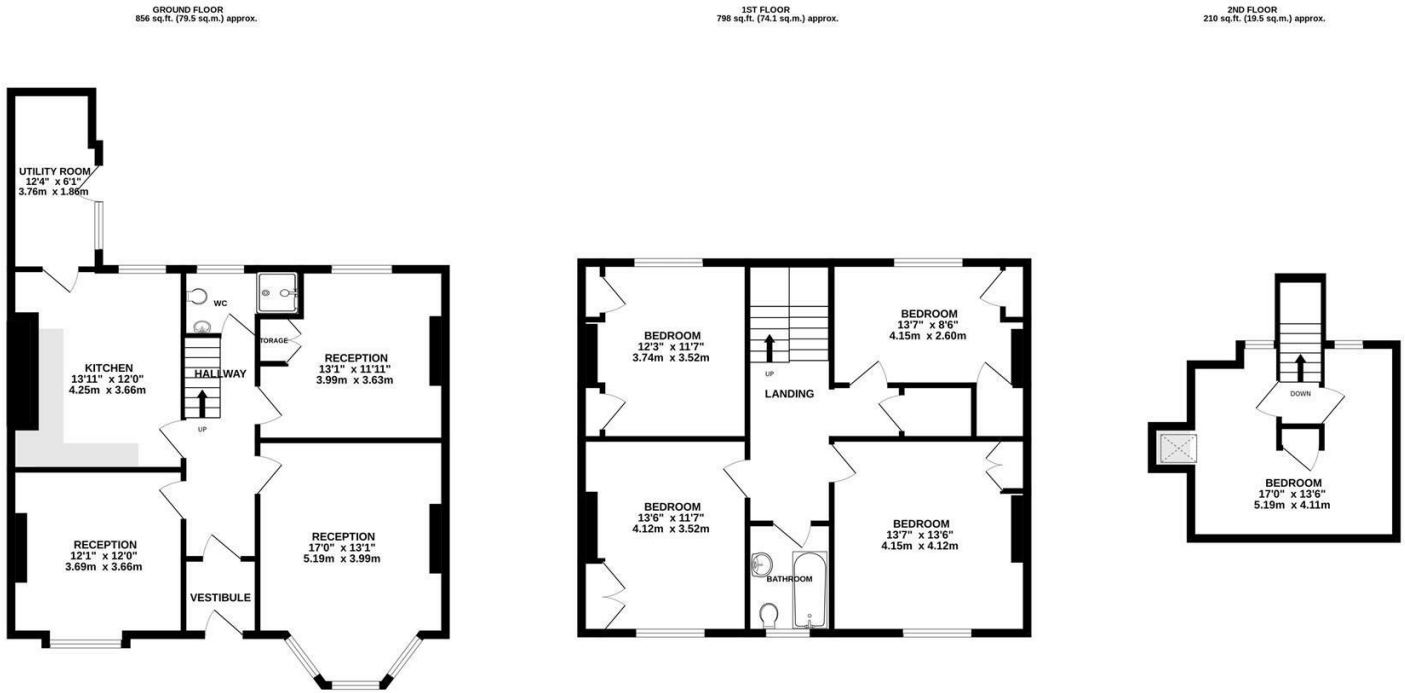
Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.













- Detached double-fronted Victorian property
- Five bedrooms, three reception rooms
- Requiring refurbishment
- Offering scope to create a sizeable five-bedroom family home
- Redland Green School APR
- Retaining some attractive period detailing
- A well-balanced property offering good room sizes
- Offered to the market with no onward chain.

Guide Price: £775,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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