



28 Grove Road, Redland

Guide Price £675,000

RICHARD  
HARDING







# 28 Grove Road,

Redland, Bristol, BS6 6UW

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**An exceptionally attractive and inviting period cottage, conveniently located just off Blackboy Hill/Whiteladies Road offering a smart interior with plenty of character and a gorgeous 44ft x 30ft south-easterly facing garden.**

## Key Features

- Excellent location high up in Redland, close to the Downs and just off Blackboy Hill, with its shops, cafes, restaurants, bus connections and weekly farmer's market. The property is also within easy reach of excellent schools, including Bristol Grammar, Clifton High, Clifton College and St. Johns Primary School.
- Versatile accommodation arranged over three floors with a welcoming sociable lounge/dining room flowing through to a modern fitted kitchen, useful separate cloak/utility area before the house ascends to the first floor where there are two bedrooms and a shower room. On the top floor there is a principal bedroom with gorgeous en-suite bathroom and lovely views.
- Surprisingly good size garden for central Bristol with level lawned sections, seating areas and garden sheds.
- A charming, characterful and well-presented period house in a great location.





## GROUND FLOOR

**APPROACH:** off Grove Road you'll find a side lane where you'll find the private entrance to the gardens of number 28 on the right hand side, a pathway leads through the gardens to a covered entrance and the main front door to the house.

**LOUNGE/DINING ROOM: (17'10" x 12'0") (5.44m x 3.65m)** the front door opens straight into a sociable dining hallway with wide wall opening into the sitting area. A bright living space with feature ceiling beams and a period sash window to front offering a leafy outlook onto the front garden. Radiators, wood flooring, recessed cupboard into the fireplace and alcove shelving into the chimney recess. Door leads into the inner hallway and utility and an arched wall opening leads through to the kitchen.

**INNER HALLWAY/UTILITY:** an excellent storage area with plumbing and appliance space stacked for washing machine and dryer, built in hanging rail for coats and staircase rising to the first floor landing.

**KITCHEN: (10'7" x 9'5") (3.23m x 2.87m)** a smart modern fitted kitchen with solid wood base level units and slim profile composite worktop over. Inset sink and drainer. Appliance space for American style fridge/freezer and cooker. Integrated dishwasher, corner cupboard housing the gas central heating boiler, further sash window to rear, inset spotlights, shelving, wood flooring.

## FIRST FLOOR

**LANDING:** staircase continuing up to the second floor landing, doors off to bedrooms 2 & 3 and a shower room/wc.

**BEDROOM 2: (12'3" x 12'3") (3.74m x 3.74m)** a light and airy double bedroom with an attractive period fireplace, sash window to front elevation, offering a pleasant view over the front and neighbouring gardens, radiator, high ceilings with inset spotlights and feature timber beams.

**BEDROOM 3: (11'0" x 6'11") (3.35m x 2.11m)** currently arranged as a dressing room, but would work equally well as a spare bedroom, spotlights, sash window to rear and radiator.

**SHOWER ROOM/WC:** a smart shower room with an oversized walk-in shower enclosure with system fed shower, low level wc, wash hand basin with storage cabinet beneath, window to front elevation, skylight window over, heated towel rail.

## SECOND FLOOR

**BEDROOM 1: (13'7" x 10'8") (4.14m x 3.24m)** staircase ascending into the principal bedroom, which has a lovely Lofthouse feel with sash window to front and further Velux skylight window to side, recessed drawers into the alcove and further built in storage, wall opening to: -

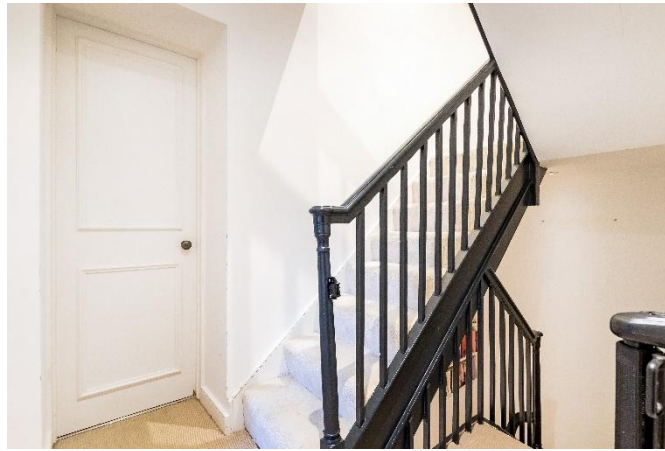
**En-Suite Bathroom/WC:** a smart en-suite bathroom, floor standing double ended bath with mixer taps and shower attachment, two stone bowl style sinks set into a counter with floating shelf beneath, sash window to rear elevation, inset spotlights, heated towel rail and tiled herringbone flooring.

## OUTSIDE

**FRONT GARDEN: (44ft x 30ft max reducing to 20ft closest to the property) (13.40m x 9.14m/6.10m)** a particularly generous garden for a house in such a central location, with south-easterly facing aspect enjoying much of the day's sunshine, the garden is mainly laid to lawn with a raised decked seating area, further paved seating area closest to the property. Garden sheds, outdoor plug socket, railway sleeper raised vegetable patch, garden gate to side accessing the lane providing the main entrance to the property.







## IMPORTANT REMARKS

**PLEASE NOTE:** some of the images were taken in 2024.

**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:**

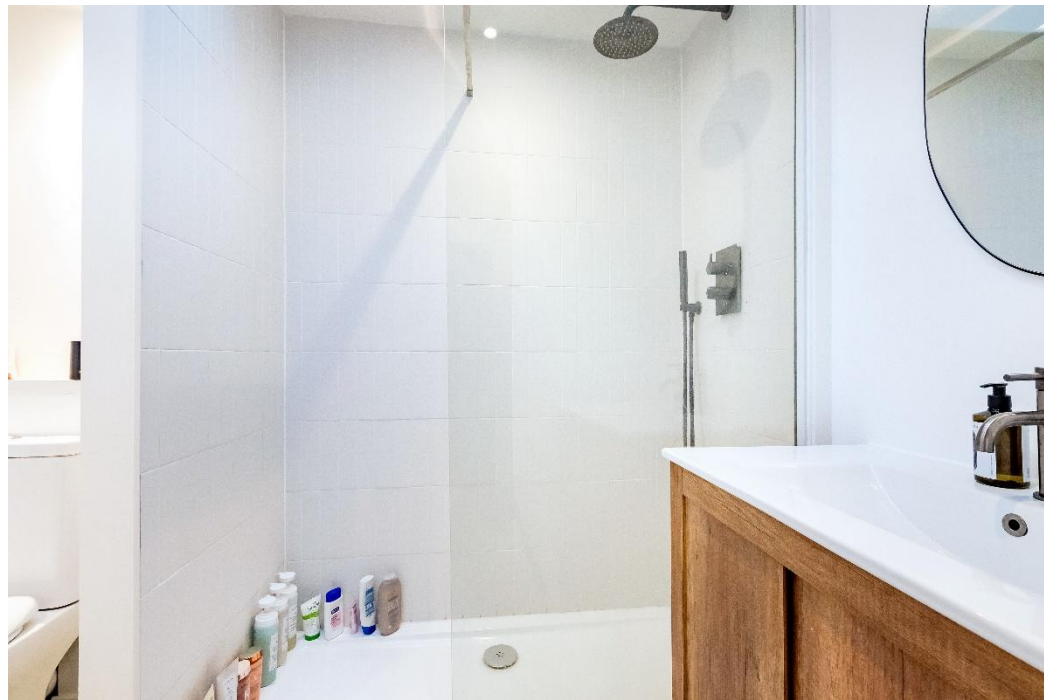
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum 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		84 B
69-80	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.





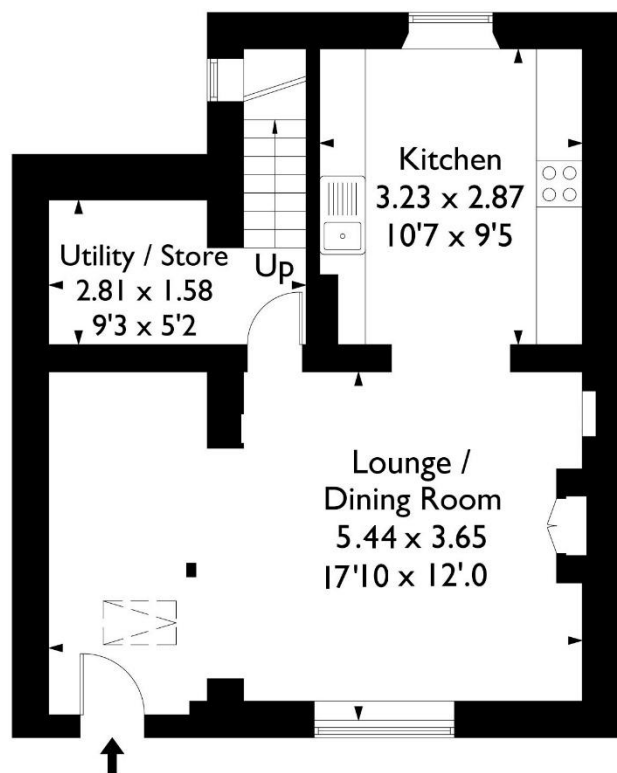




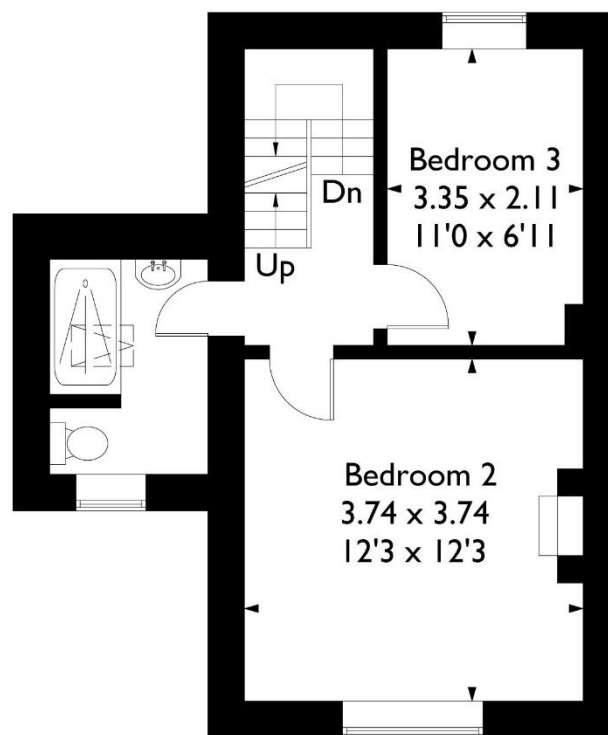


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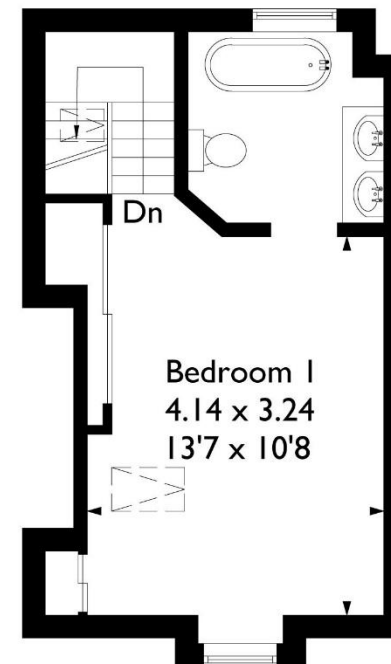
Approximate Gross Internal Area = 92.38 sq m / 994.37 sq ft



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.