



3 Ravenswood Road, Redland
Guide Price £1,095,000

RICHARD
HARDING



3 Ravenswood Road,

Redland, Bristol, BS6 6BN

RICHARD
HARDING

A fabulous and extensively renovated 4 double bedroom, 2 bath/shower room, semi-detached family home with a beautiful south facing level garden and off-road parking.

Key Features

- Renovated to a high standard with energy efficiency and future proofing in mind, including double glazed wooden sash windows, a brand new roof, an air source heat pump and more.
- Sold with no onward chain due to re-location.
- **Ground Floor:** entrance vestibule with handy access way through to the rear garden, double doors off to a reception hallway, bay fronted sitting room with wood burning stove, large **22ft x 15ft** kitchen/dining room with bi-folding doors accessing the gorgeous sunny landscaped garden, separate utility room/cloakroom wc.
- **First Floor:** central landing with 4 double bedrooms, mezzanine landing with family bathroom/wc and upper mezzanine landing with further shower room/wc and access to a generous insulated and boarded loft storage space.
- Fantastic location, with the convenience of being within a short level stroll of Cotham Hill, with its highly regarded independent restaurants. Nearby Clifton Down and Redland train stations, Whiteladies Road with its further shopping, cafes, restaurants and bus connections, as well as the local Cotham Gardens Park. Excellent schools nearby including Cotham Gardens Primary, Cotham Secondary and Bristol Grammar.
- A period style home (post war re-build) with incredible room proportions and a higher efficiency than similar style Victorian housing.





GROUND FLOOR

APPROACH: via a pathway leading up the right hand side of the building beside the level front garden and off-street parking driveway. The pathway continues up to the main front door to the house.

ENTRANCE VESTIBULE: (9'7" x 5'1" max) (2.92m x 1.55m) a useful welcoming entrance vestibule, perfect for shoes and coats, with part glazed double doors leading through into the main reception hallway, tiled flooring, high level fuse box, low level meter cupboard. Part glazed door leading through into a handy inner hallway (12'4" x 2'11") (3.76m x 0.89m) perfect for bicycles etc and providing access through to the rear garden.

RECEPTION HALLWAY: (20'3" x 6'2") (6.17m x 1.88m) a generous central reception hallway with wonderful high ceiling, central ceiling rose, staircase rising to first floor landing with oak handrail and spindles, useful understairs recess. Doors leading off to the bay fronted sitting room, sociable kitchen/dining room and ground floor utility room/wc.

SITTING ROOM: (front) (16'10" max into bay x 14'3" max into recess) (5.13m x 4.35m) a light and airy bay fronted sitting room with high ceiling. Three beautiful timber framed double glazed sash windows, overlooking the front garden. An attractive feature fireplace with marble surround and mantle with an inset wood burning stove. Built-in oak book casing and tv cabinet, and a radiator.

KITCHEN/DINING ROOM: (22'1" x 15'0") (6.73m x 4.57m) a wonderful large sociable kitchen/dining space with a modern fitted kitchen comprising base and eye level units with quartz worktop over and inset sink and drainer unit. There are integrated appliances including Neff double ovens with Neff induction hob and extraction over, Neff dishwasher and further appliance space for fridge/freezer. There is a central larder cupboard with inset oak shelving, LED lighting and spice racks. To the dining space there are high ceilings with picture rail, bi-folding doors providing a seamless connection out to the rear garden, contemporary upright radiator, further radiator and further window from the kitchen overlooking the rear garden.

UTILITY ROOM: (12'2" x 5'7") (3.71m x 1.70m) a range of base level units with inset 1½ bowl sink and drainer unit set into a worktop, plumbing and appliance space for a washing machine, low level wc, pressurised hot water cylinder and thermostat for heating, as well as a further electrical fuse box. Inset spotlights, radiator and double glazed timber framed sash window to front.

FIRST FLOOR

LANDING: a landing with doors off to bedroom 1, bedroom 2, bedroom 3 and bedroom 4 off the main landing and further doors off to a shower room/wc and **Airing Cupboard** off the lower mezzanine landing, off the upper mezzanine landing there is a second family bathroom. Large Velux skylight window providing plenty of natural light through the landing and stairwell and high level access door to a sizeable insulated and boarded loft storage space.

BEDROOM 1: (16'10" x 14'2") (5.14m x 4.32m) a large double bedroom with high ceilings, three timber framed double glazed sash windows to front, three radiators, built-in wardrobes, picture rail.

BEDROOM 2: (rear) (12'8" into recess x 12'0") (3.86m x 3.66m) a double bedroom with high ceilings, aluminium framed modern double glazed windows to rear, picture rail, built-in wardrobes to chimney recess, and a radiator.

BEDROOM 3: (rear) (15'0" x 9'5") (4.57m x 2.86m) a double bedroom with high ceiling, picture rail, aluminium framed modern double glazed windows to rear, built-in wardrobe to chimney recess, and a radiator.

BEDROOM 4: (12'6" x 9'5") (3.81m x 2.88m) a double bedroom with high ceiling, picture rail, dual aspect timber framed double glazed windows to front and rear, built in wardrobes, and a radiator.

FAMILY BATHROOM/WC: (off upper mezzanine landing) (12'1" x 6'0") (3.68m x 1.83m) a white suite comprising panelled bath with curved ended shower area with mixer taps and shower attachment, low level wc, wash basin set into a counter with storage cabinets beneath and mirrored cabinet over, extractor fan, inset spotlights, small double glazed sash window to front, and a radiator.

SHOWER ROOM/WC: (off lower mezzanine landing) (9'0" x 6'0") (2.74m x 1.83m) a white suite comprising an oversized walk-in shower with dual headed system fed shower, high ceilings with inset spotlights, low level wc with concealed cistern, wash hand basin set into a counter with cabinets beneath and built in mirror over, extractor fan, timber framed double glazed sash window, and a radiator.





OUTSIDE

OFF ROAD PARKING: the property has a driveway providing off road parking for one car, plus the property sits within the CN parking permit area and parking permits are available from the council at a modest annual fee.

FRONT GARDEN: beside the driveway there is a pretty front garden mainly laid to paving with central planter, further borders containing shrubs, low level boundary wall to front and pathway leading up to the main entrance to the house.

REAR GARDEN: (30ft x 26ft) (9.14m x 7.92m) a landscaped south facing rear garden attracting much of the day's sunshine, raised borders containing a rich array of plants and shrubs. The central sections of the garden are laid to cobbled terraces, providing different textures. Double doors access a glass house (7'9" x 5'0") (2.36m x 1.52m) with glazed roofing, windows and French door to front. Westerly orientation attracting much of the afternoon sun perfect for growing. There is a further covered storage area, and an air source heat pump. Handy side access through the inner hallway perfect for bicycles, garden equipment etc., this connects through to the front garden.

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:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

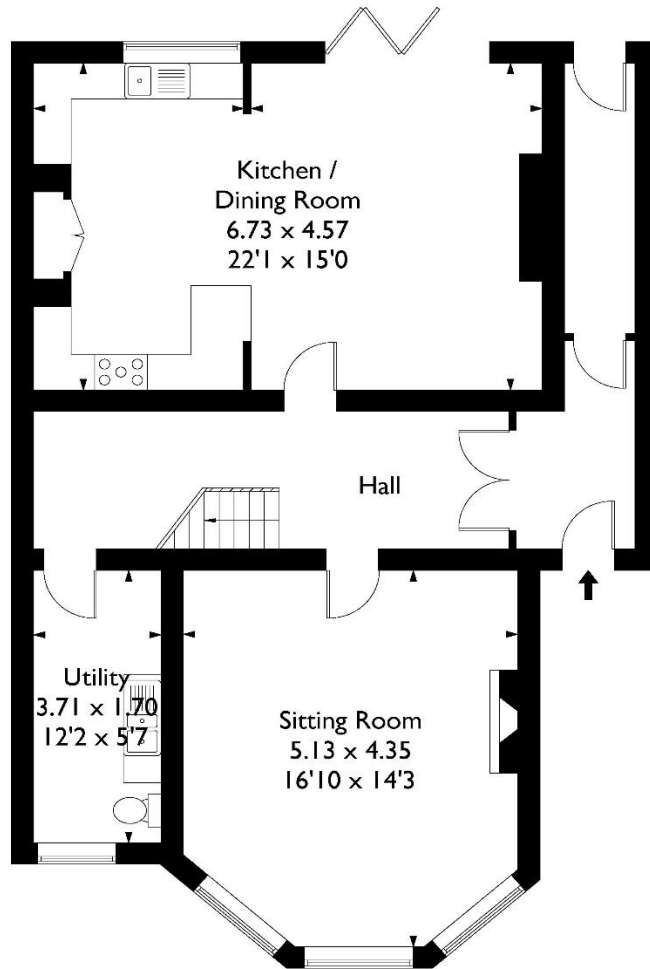
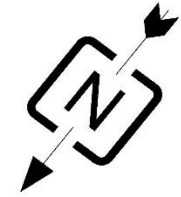
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



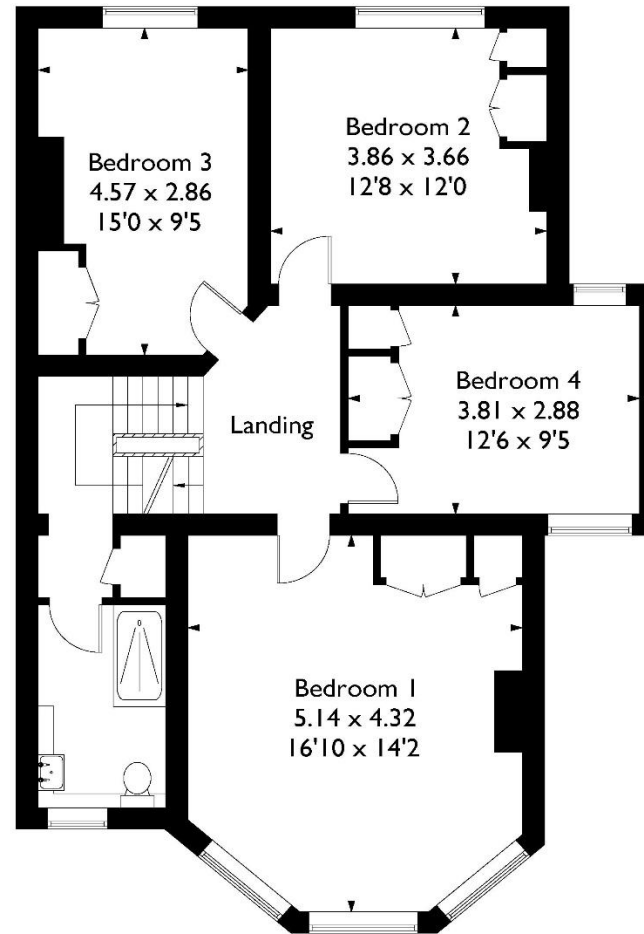


Ravenswood Road, Redland, Bristol BS6 6BN

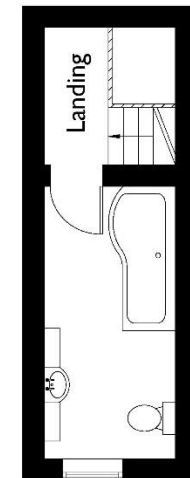
Approximate Gross Internal Area 171.23 sq m / 1843.10 sq ft



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.