



20 Elm Lane, Redland
Guide Price £725,000

RICHARD
HARDING



20 Elm Lane,

Redland, Bristol, BS6 6UE

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A wonderfully located end terrace 1920s 2 storey house comprising 3 bedrooms, 2 reception rooms and well stocked front, side and rear gardens. The property is notable for its excellent finish, superb quiet Redland location and a large garden office.

Key Features

- A wonderful location on Elm Lane, a quiet side road that is just a few moments' walk from Whiteladies Road, with Chandos Road, Coldharbour Road and Gloucester Road shops all a short distance away.
- Approx 700m from Redland Green School and very close to St Johns primary school.
- Superbly presented benefitting from modern bathroom, kitchen, new boiler (installed 2024), a recently replaced roof (2023) and an insulated double glazed 17 sq. m. garden studio with bi-folding doors opening onto the garden.
- Situated within the Cotham and Redland conservation area and the CN residents' parking scheme.
- A real gardener's garden with three distinct sections of vegetable and herb gardens, greenhouse with additional rear pedestrian access.





GROUND FLOOR

APPROACH: from the street through wrought iron gate, up shallow flight of steps over stone chipped pathway, which intersects the front and side gardens, up to covered storm porch on three sides of the house. A three-panelled glazed wooden door with single step and outside light opens to:-

ENTRANCE HALLWAY: a very short hallway flanked by a pair of reception rooms with straight staircase rising to first floor landing. Wood effect flooring continues from this area into both adjacent rooms.

SITTING ROOM: (15'7" x 12'10") (4.74m x 3.91m) bay fronted sitting room with wood framed windows overlooking front garden with dual aspect from the additional wood framed side windows overlooking side garden. Wood effect flooring continues, fireplace with decorative surround, picture rail, Virgin media connection and radiator.

DINING ROOM: (15'7" x 13'11") (4.74m x 4.25m) wood effect flooring continues, open plan with adjacent kitchen but described separately, natural light from a pair of wood framed windows overlooking the side garden, radiator, picture rail and ample space for central dining table.

Understairs Storage Cupboard: a walk-in storage cupboard with lighting.

KITCHEN/BREAKFAST ROOM: (15'1" x 10'3") (4.60m x 3.12m) tiled flooring continues, dual aspect with windows to side elevation and double French doors to rear overlooking side and rear gardens. A side area, open-plan with the main kitchen, provides space for a freestanding fridge/freezer with radiator to side and provides additional seating and breakfast area before opening to a fully fitted Schmidt kitchen (installed 2021) with eye level units with display shelving, square edged Silestone quartz worksurfaces with matching upstand, all Neff integrated appliances with full size dishwasher, electric oven with 4-ring electric hob, eye level microwave and undercounter kitchen units. Pull-out larder style storage drawers and vertical column radiator.

UTILITY ROOM: a useful utility room between the kitchen and cloakroom. Tiled flooring and decorative tiled splashback above square edged worksurface, stainless steel sink with swan neck mixer tap over, three fixed wooden shelves, undercounter unit and space for freestanding washing machine. Small loft access hatch.

CLOAKROOM/WC: ground floor cloakroom with tiled flooring continuing from the previous room, close coupled wc, small wall hung hand basin, radiator, tongue and groove wood clad walls to half wall height and an extractor fan.

FIRST FLOOR

LANDING: U-shaped landing with polished wooden flooring and double-glazed wood framed Velux skylight and a radiator.

Airing Cupboard: airing cupboard with wood slatted shelving and Worcester Green Star 4000 30kw combi boiler (installed in 2024).

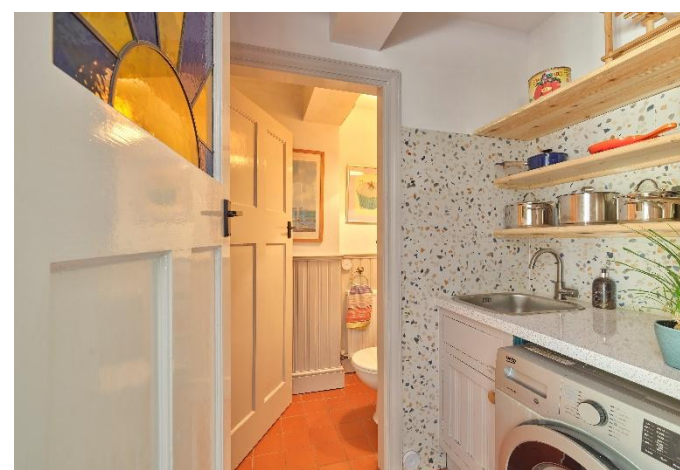
BEDROOM 1: (14'4" x 8'10") (4.38m x 2.68m) wood framed windows to side elevation overlooking the side garden with radiator below, polished wooden flooring continues, wood slatted doors open to a pair of built-in wardrobes and picture rail.

BEDROOM 2: (10'9" x 9'9") (3.27m x 2.98m) wooden flooring and a dual aspect from windows to front and side elevations, radiator and picture rail.

Substantial Integrated Wardrobe: containing a pair of clothes rails.

BEDROOM 3: (9'3" x 6'6") (2.83m x 1.98m) wood framed window to rear elevation overlooking the garden with radiator below and picture rail.

SHOWER ROOM/WC: a 2023 installed bathroom with obscured wooden window to front elevation with fully tiled sill extending to a tiled shower enclosure with raised tray, mixer shower, hose and rain head, wc with concealed cistern forming part of a vanity unit with hand basin and mixer tap. Mirrored medicine cabinet, further cabinet to side, matching tiled flooring and heated towel rail.



OUTSIDE

FRONT GARDEN: stone chipped front garden with a substantial amount of raised beds currently containing vegetable plants including runner beans, squash, sunflowers and various herbs and enjoys a sunny vista and pleasant street scene views.

SIDE GARDEN: a walled side garden to one side with a lean-to style greenhouse, further raised beds and is generally stone chipped, several fruit trees and lavender. Towards the rear of the side garden is a small shelved potting shed.

REAR GARDEN: largest of the three gardens and benefits from further rear pedestrian access, partially decked with a stone chipped area with further raised beds, patio and is naturally screened by a pair of large bay trees and bamboo. There is rear pedestrian access onto the lane behind.

GARDEN OFFICE: (16'2" x 11'5") (4.93m x 3.49m) a wooden clad insulated 17 sq. m. garden studio office with power, lighting, electric radiator, water supply, a pair of skylights and double glazed folding doors opening onto the 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: 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		81 B
69-80	C		
55-68	D	57 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.



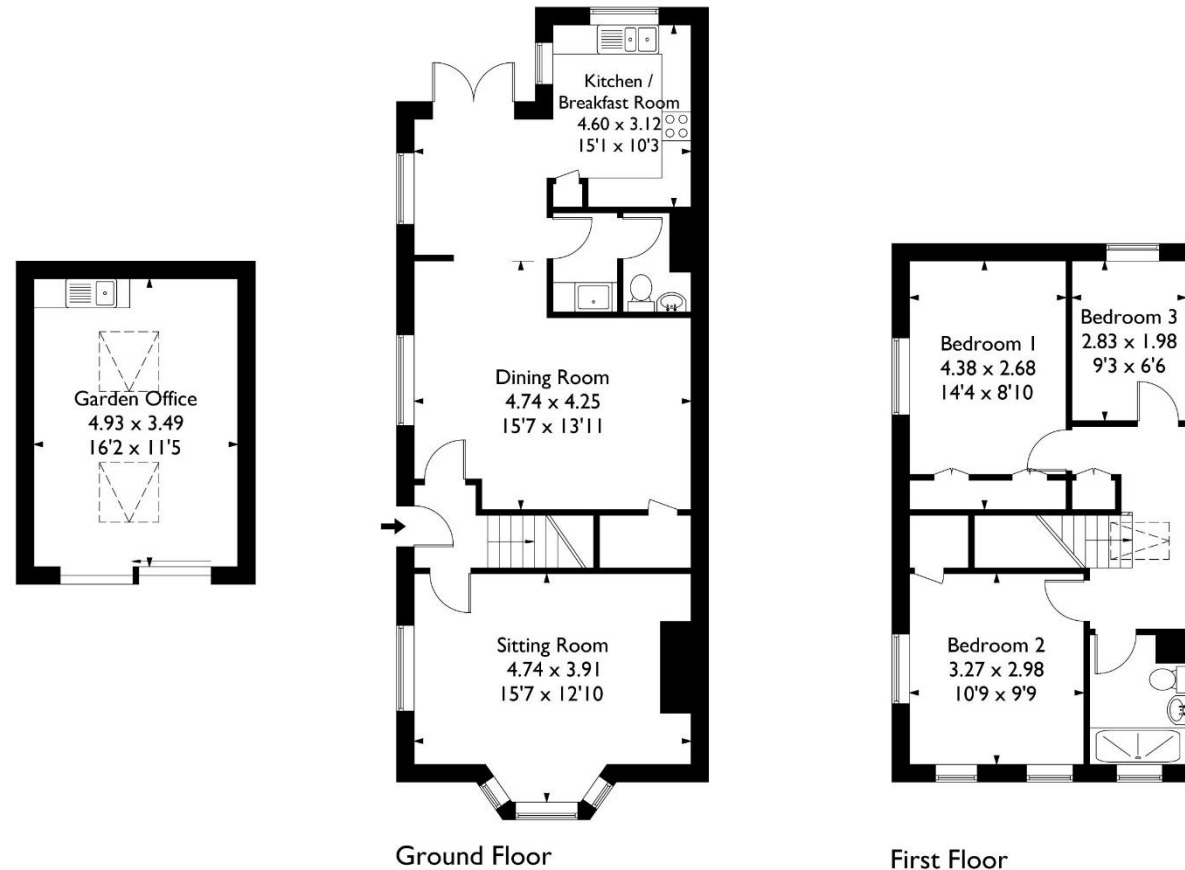


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Approximate Gross Internal Area 98.1 sq m / 1056.1 sq ft

Garden Office Area 17.2 sq m / 185.2 sq ft

Total Area 115.3 sq m / 1241.3 sq ft



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.