



1A Meridian Road, Redland  
Guide Price £975,000

RICHARD  
HARDING



# 1A Meridian Road,

Redland, Bristol, BS6 6EG

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An extremely well-proportioned, 5 bedroom Edwardian family home located conveniently in Redland and offering the advantage of off-road parking and south-easterly facing rear garden.

## Key Features

- Offering high ceilings, plenty of natural light and superior features, with exciting scope for cosmetic updating.
- Located on the Cotham and Redland borders, within a short level stroll of Cotham Gardens Park, Redland train station and the excellent independent restaurants and cafes of Chandos Road and Cotham Hill. Excellent schools including Cotham Gardens Primary, Cotham Secondary and Bristol Grammar School all within half a mile.
- **Ground Floor:** entrance vestibule/lobby, entrance hallway, bay fronted sitting room, through lounge/dining room (originally two reception rooms) leading through to a kitchen accessing the garden.
- **First Floor:** landing, three bedrooms and a family bathroom/wc.
- **Second Floor:** landing, two bedrooms and shower room/wc.
- A well-proportioned period home with the benefit of parking, front and rear gardens and plenty of further potential.





## **GROUND FLOOR**

**APPROACH:** via a pathway leading through a level front garden to the attractive covered entrance and main front door to the house. To the other side of the garden there is an off street parking space for one car with EV charging point. Continuing up the driveway there is an access lane shared between 1a, 1b and 1c providing handy rear access to the properties.

**ENTRANCE VESTIBULE/LOBBY:** high ceilings with ceiling coving, tiled floor, low level cupboard housing the fuse box for electrics. Original part glazed door leading into:-

**ENTRANCE HALLWAY:** (13'10" x 6'10" inclusive of staircase) (4.22m x 2.08m) exposed stripped floorboards, staircase rising to the first floor landing with generous understairs storage cupboard, wall mounted thermostat for central heating. Doors off to sitting room and through lounge/dining room (formerly two rooms). Dado rail and a radiator.

**SITTING ROOM:** (16'10" max into bay window x 14'7" max into chimney recess) (5.14m x 4.44m) a large bay fronted sitting room with period style double glazed timber framed windows, high ceilings with ceiling coving, radiator, exposed stripped floorboards and a period style fire surround with inset woodburning stove.

**THROUGH LOUNGE/DINING ROOM:** (measured in two parts 14'1" x 12'11" in living area plus 10'11" x 8'8" in dining area) (4.29m x 3.94m and 3.33m x 2.65m) a semi open-plan room (formerly two reception rooms) in the width of the house at the rear of the building; wonderful high ceilings with ceiling coving, exposed stripped floorboards, radiators, period style fire surround with inset woodburning stove, timber framed double glazed windows to rear with central double glazed door providing a seamless access out onto the south-easterly facing level rear garden. Doorway connecting through to:-

**KITCHEN:** (15'5" x 7'9") (4.70m x 2.37m) a fitted kitchen comprising base and eye level units with square edged worktop over and inset 1 ½ bowl sink and drainer unit, integrated stainless steel double oven with 5 ring gas hob and chimney hood over. Plumbing and appliance space for dishwasher, washing machine and fridge/freezer. Timber framed double glazed windows to rear, overlooking the rear garden. Double glazed French doors to side, also accessing the rear garden. Tiled floor and inset ceiling spotlights.

## **FIRST FLOOR**

**LANDING:** a spacious landing with staircase continuing up to the second floor, radiator and dado rail. Doors off to bedroom 1, bedroom 2, bedroom 3 and family bathroom.

**BEDROOM 1:** (front) (17'4" x 13'5" max into chimney recess) (5.28m x 4.10m) a large bay fronted principal bedroom with double glazed timber framed windows to front, an attractive period fireplace, high ceilings with ceiling cornicing, and a radiator.

**BEDROOM 2:** (rear) (14'7" x 13'4" max into chimney recess) (4.44m x 4.05m) a double bedroom with high ceilings, ceiling coving, period fireplace and a radiator. Timber framed double glazed windows to rear, overlooking rear and neighbouring gardens.

**BEDROOM 3:** (front) (8'9" x 8'8") (2.66m x 2.65m) a smaller bedroom with high ceilings, double glazed timber framed windows to front and a radiator.

**FAMILY BATHROOM/WC:** (8'9" x 8'2") (2.67m x 2.49m) a white suite comprising double ended bath with central mixer taps, corner shower enclosure, low level wc, pedestal wash basin, timber framed double glazed windows to rear, part tiled walls, heated towel rail and tiled floor.

## **SECOND FLOOR**

**LANDING:** Velux skylight window and a radiator. Doors off to bedroom 4, bedroom 5 and shower room.

**BEDROOM 4:** (front) (14'3" max into dormer x 13'3") (4.35m x 4.03m) timber framed double glazed window to front, further Velux skylight window and a radiator.

**BEDROOM 5:** (rear) (13'3" max taken below sloped ceilings x 8'4" min/10'7" max into dormer) (4.03m x 2.55m/3.23m) double glazed timber framed windows to rear and a radiator.

**SHOWER ROOM/WC:** corner shower enclosure with system fed shower, low level wc, wall mounted wash basin, heated towel rail and a small Velux skylight window.





## **OUTSIDE**

**FRONT GARDEN & OFF ROAD PARKING:** a pretty front garden with some landscaping with flower borders containing various shrubs and trees.

**Driveway beside incorporating a shared side access pathway for use of 1a, 1b and 1c Meridian Road providing a handy rear access if required.**

**REAR GARDEN: (44ft x 24ft) (13.41m x 7.32m)** low maintenance landscaped rear garden mainly laid to decking and slate chippings, with seating areas, raised railway sleeper border planters and attractive slatted fencing. Gated side access onto the shared pathway. The garden has a south-easterly orientation attracting much of the day's sunshine.

## **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, with a perpetual yearly rentcharge of £8.0s.0d p.a. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

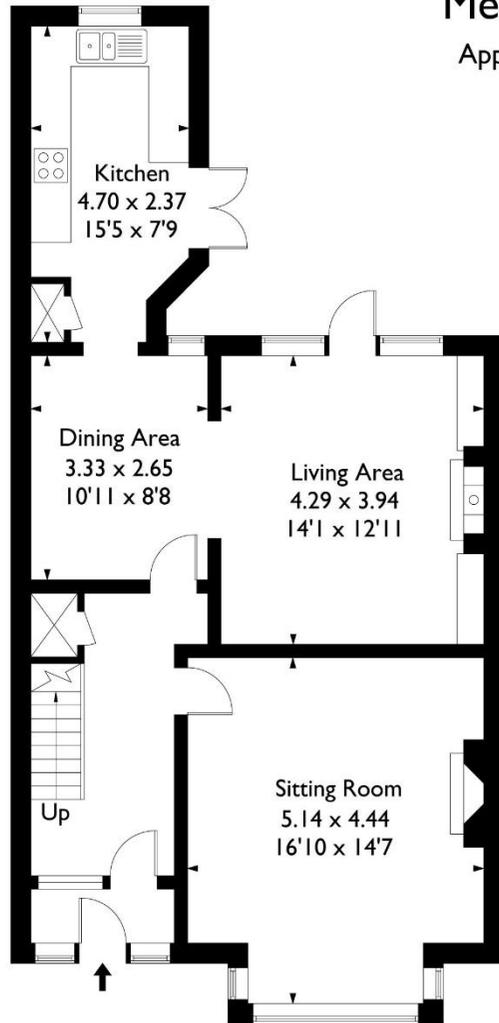
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



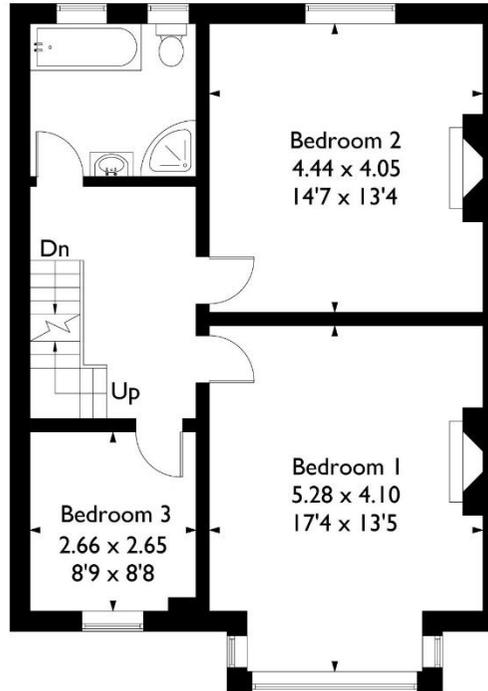


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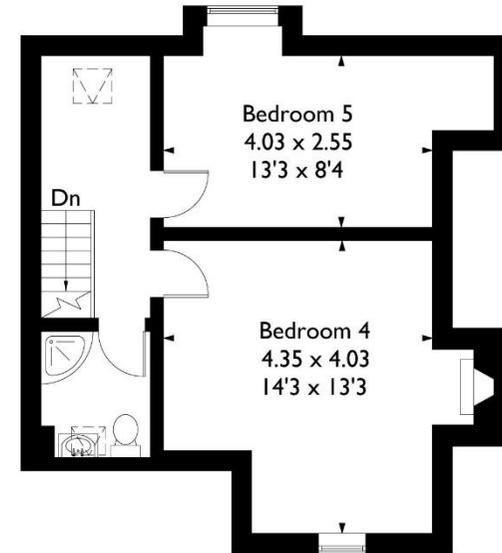
Approximate Gross Internal Area = 174.70 sq m / 1880.45 sq ft



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.