



192 Cranbrook Road, Redland  
Guide Price £895,000

RICHARD  
HARDING



# 192 Cranbrook Road,

Redland, Bristol, BS6 7QT

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A spacious and well-proportioned circa 2,000 sq. ft. end-of-terrace family home, offering 4 double bedrooms, 2 reception rooms, along with a level 55ft x 34ft rear garden, single garage and off street parking space. Ideally located within 400 metres of Redland Green School.

## Key Features

- The house offers generous room proportions with grand entrance hall, two reception rooms, kitchen/breakfast room, separate utility and downstairs cloakroom/wc. On the first floor there are four double bedrooms, bath/shower room and separate wc.
- **Outside:** low maintenance front garden, while to the rear there is a enclosed rear garden along with a single garage and off street parking space.
- Situated in a highly sought after, family-friendly neighbourhood, within circa 400 metres of Redland Green School and 600 metres of Westbury Park School. A wide range of shops, cafes and restaurants can be found on Gloucester Road and Henleaze High Street.
- The sellers have secured a property in Devon, allowing a straightforward purchase with no onward chain.





## GROUND FLOOR

**APPROACH:** from the pavement of Cranbrook Road, proceed up the paved pathway into the covered porch. Doorway leads into:-

**ENTRANCE HALL:** a generous reception hall with turning staircase leading to first floor landing, ceiling light point, coving, two sets of stained glass windows to side elevation, understairs storage cupboard, radiator, exposed wooden floorboards, skirting boards. Doors leading to sitting room, dining room, kitchen/breakfast room and downstairs cloakroom/wc.

**CLOAKROOM/WC:** low level wc, pedestal wash hand basin with tiled splashback, stained glass window to front elevation, ceiling light point, exposed wooden floorboards.

**SITTING ROOM: (18'3" x 15'11") (5.57m x 4.85m)** a spacious bay fronted sitting room with an array of double glazed windows overlooking the front elevation, central ceiling light point, coving, picture rail. Feature gas fireplace with tiled inset and wooden mantle. Radiator, moulded skirting boards.

**DINING ROOM: (15'10" x 15'6") (4.83m x 4.73m)** a beautiful light filled room with deep bay with French doors leading out onto the rear garden, central ceiling light point, cornicing, picture rail. Open fireplace with tiled inset and painted surround. Radiator, exposed wooden floorboards.

**KITCHEN/BREAKFAST ROOM: (16'4" x 12'0") (4.97m x 3.65m)** fitted with a matching range of wall, base and drawer units. Space for range cooker (may possibly be sold subject to separate negotiations). A mixture of wood and granite worktops, built-in dresser, open fireplace with tiled inset, window to rear elevation, inset ceiling downlighters, ceiling light points, wall light points, breakfast bar, wooden upstand, moulded skirting boards, stripped wooden floorboards. Door leading to:-

**UTILITY ROOM: (12'0" x 7'3") (3.65m x 2.21m)** built-in kitchen cabinetry with wood worktop over, inset 1 ½ bowl sink with mixer tap over. Space for washing machine, fridge/freezer and tumble dryer. Ceiling light point, window to side elevation, door giving access out onto rear garden, tiled surrounds, dado rail. Door to large pantry with high level window and built-in shelving. Additional built-in pantry with shelving and window to side elevation.



## FIRST FLOOR

**LANDING:** stairs ascend from the reception hall to a light and spacious landing with two ceiling light points, loft access hatch, moulded skirting boards and a radiator. Doors leading to bedroom 1, bedroom 2, bedroom 3, bedroom 4, bathroom and separate wc.

**BEDROOM 1: (18'7" x 16'0") (5.67m x 4.87m)** a generous sized double bedroom with large bay to front elevation comprising of double glazed windows, ceiling light point, coving, radiator. Feature fireplace with tiled inset and painted surround. Moulded skirting boards.

**BEDROOM 2: (13'0" x 12'7") (3.96m x 3.84m)** a double bedroom with window overlooking the rear elevation and the allotments beyond, ceiling light point, picture rail. Feature fireplace with tiled inset and painted surround. Radiator, moulded skirting boards.

**BEDROOM 3: (12'0" x 10'9") (3.65m x 3.28m)** a double bedroom with double glazed windows overlooking the front elevation, ceiling light point, an array of fitted wardrobes with high level cabinetry above and built-in dressing table, ceiling light point, radiator, moulded skirting boards.

**BEDROOM 4: (16'4" x 9'4") (4.97m x 2.85m)** a double bedroom with window overlooking the rear elevation and allotments beyond, ceiling light point, coving, pedestal sink with tiled splashback, built-in airing cupboard with cabinetry above, radiator, moulded skirting boards.

**BATH/SHOWER ROOM:** a curved panelled bath, pedestal wash hand basin, separate shower enclosure with electric shower over, obscured window to rear elevation, ceiling light point, picture rail, tiled surrounds, wall mounted chrome towel radiator.

**SEPARATE WC:** low level wc, obscured window to side elevation, ceiling light point, moulded skirting boards.



## OUTSIDE

**FRONT GARDEN:** mainly laid to chippings with a variety of trees and shrubs, bordered by a low dwarf wall.

**REAR GARDEN:** (55'0" x 34'9") (16.76m x 10.59m) paved pathway surrounding the house leading up to the rear access gate. The garden is mainly laid to lawn with a patio seating area. Timber framed barbecue hut – an ideal space for entertaining with gravelled flooring. The garden is enclosed by a variety of brick and rendered walls with wooden fencing above, side and rear access gate, pedestrian door to side of garage.

**SINGLE GARAGE:** (19'7" x 9'4") (5.97m x 2.84m) with up and over door, light point, window to rear elevation, pedestrian side access door.

**PARKING SPACE:** in front of the garage there is an off-street parking space for a small vehicle accessed via the non-adopted road to the rear.

## 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:

- 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		
55-68	D		67 D
39-54	E	45 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.



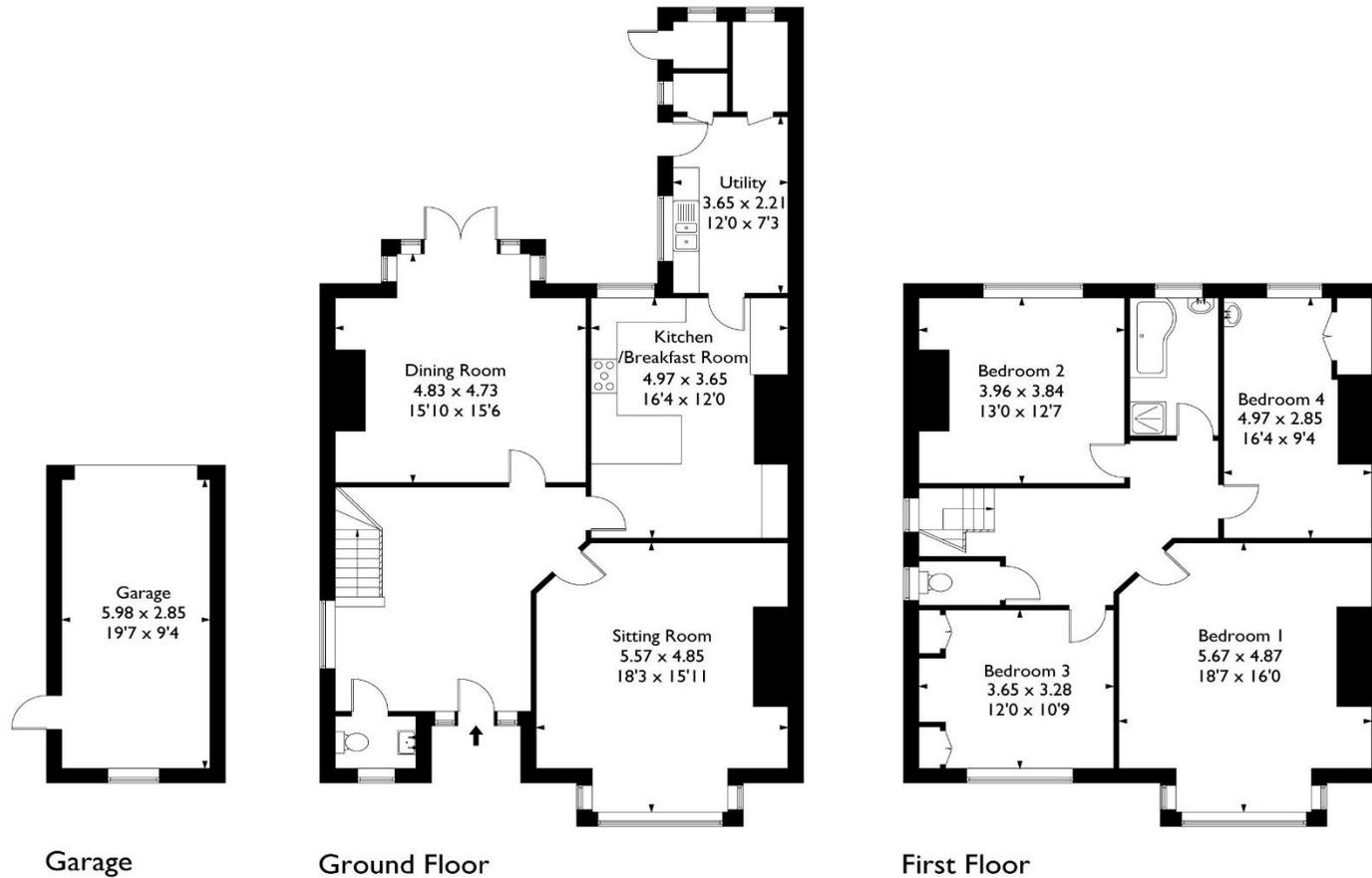


# Cranbrook Road, Redland, Bristol BS6 7QT

Approximate Gross Internal Area 185.4 sq m / 1995.2 sq ft

Garage Area 17 sq m / 183.4 sq ft

Total Area 202.4 sq m / 2178.6 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.