



25 Limerick Road, Redland
Guide Price £1,650,000

RICHARD
HARDING



25 Limerick Road,

Redland, Bristol, BS6 7DY

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An incredibly spacious and versatile 6 double bedroom (2 with en-suite), 3 reception room semi-detached family home, located on an incredibly desirable tree-lined road in the heart of Redland, within just 300m of Redland Green School. Further benefitting from off-road parking for two cars, with EV charging point, and a pretty, rear garden.

Key Features

- Fabulous extended kitchen/dining/living space with an abundance of light, underfloor heating and a tasteful shaker style kitchen with large central island.
- Fabulous location in leafy Redland yet enjoying the convenience of being so central and accessible to Whiteladies Road, Gloucester Road and central areas of Bristol. Excellent schools are nearby including Redland Green School (circa 300m), making it an ideal location for families. Redland train station and bus connections to central areas are also nearby.
- **Accommodation:** extensive well-arranged accommodation, including a gorgeous bay fronted sitting room, sociable kitchen/breakfast room connecting through to an extended dining/living space with adjoining utility room, reception 3/home office, generous lower ground floor cellar storage space, six double bedrooms (two with en-suite), family bathroom and further loft storage space.
- Much improved and enjoyed by the current owners, this roomy (3,120 sq ft) Victorian Redland home offers many original features coupled with a smart and inviting interior.





GROUND FLOOR

APPROACH: via landscaped driveway affording off-road parking for two family vehicles, the driveway branches off into a pathway running up the right-hand side of the house where you'll find the porch entrance.

ENTRANCE PORCH: a practical space for boots and coats with large Velux skylight window and high level glazed panel providing plenty of natural light. Tiled floor and a handy access door straight through to the rear garden, as well as the attractive original stained glass door entering the main entrance hallway.

ENTRANCE HALLWAY: (22'9" x 7'2") (6.93m x 2.18m) a wide welcoming entrance hallway with wonderful high ceilings, original ceiling corning and staircase rising to first floor landing. Engineered oak flooring, original sideboard, radiator, door accessing an understairs cloak storage cupboard and further doors leading off to the sitting room, kitchen/breakfast room, reception 3/home office and utility room.

SITTING ROOM: (front) (22'1" x 13'11") (6.74m x 4.24m) a magnificent bay fronted reception room with high ceilings, ceiling coving, picture rail, three large sash windows to front elevation, radiators, period open fireplace with wood surround and mantle.

KITCHEN/BREAKFAST ROOM: (rear) (18'2" x 13'5") (5.53m x 4.10m) a light and airy kitchen space; a painted shaker style kitchen with quartz worktops over and inset double sink and drainer. Ample storage cupboards. Integrated dishwasher. Appliance space for range cooker with built in extractor over. Plumbing and appliance space for American style fridge/freezer. Central island with overhanging breakfast bar providing seating. Wide wall opening with glazed roof light over provides a social connection through to the:-

LIVING/DINING ROOM: (23'0" x 17'0") (7.02m x 5.18m) a fabulous extended living space with an abundance of natural light provided by the high level glazed roof light panel. Balcony with glazed doors to rear. Double glazed sash windows and part glazed door to side accessing the pathway down to the sunny rear garden. Tiled floor with underfloor heating, feature electrical wood burning stove with tiled hearth. Inset spotlights and door accessing the utility room.

UTILITY ROOM: an incredibly practical utility space with plumbing and appliance space for washing machine, dryer and freezer, work counter over and inset 1 ½ bowl sink and drainer unit. Utility room connects back through to the entrance hallway as well as having doors off to the ground floor cloakroom/wc and door accessing a staircase down to the lower ground floor.

RECEPTION 3/HOME OFFICE: (16'8" x 9'2") (5.09m x 2.80m) a stylish third reception room currently used as a home office but would work equally well as a children's playroom, music room, etc. High ceilings, picture rail, tall sash window to front and a radiator.

CLOAKROOM/WC: low level wc, wash hand basin with storage cabinet beneath and tiled splashback.



FIRST FLOOR

LANDING: a large central landing with doors off to bedroom 1, bedroom 2, bedroom 4, bedroom 3 (off lower mezzanine landing), bedroom 5 (off upper mezzanine landing), and family bathroom/wc.

BEDROOM 1: (14'5" x 13'11") (4.39m x 4.24m) a double bedroom with high ceilings, ceiling coving, picture rail, wide bay to front comprising double glazed sash windows, built in wardrobe/storage cupboards and a radiator. Door accessing: -

En-Suite Shower Room: white suite comprising shower enclosure with dual headed system fed shower, low level wc, wash hand basin with storage cabinet beneath, inset spotlights, extractor fan and heated towel rail.

BEDROOM 2: (rear) (17'3" x 13'5") (5.27m x 4.10m) large double bedroom with high ceilings, ceiling coving, picture rails, radiator, two windows to rear offering a lovely, elevated cityscape view over rooftops of Redland and Bishopston.

BEDROOM 3: (off lower mezzanine landing) (14'6" x 10'9") (4.41m x 3.28m) good sized double bedroom with an attractive period fireplace, sash window to rear elevation, built in original storage cupboards to chimney recess and a radiator.

BEDROOM 4: (16'10" x 9'5") (5.13m x 2.86m) high ceilings with original ceiling corning, period fireplace, built in book shelving to alcoves and a radiator.

BATHROOM/WC: a family bathroom with white suite comprising a panelled bath with mixer taps and shower attachment, corner shower enclosure with dual headed system fed shower, low level wc, wash basin with storage cabinet beneath, heated towel rail, herringbone tiled flooring, part tiled walls, inset spotlights and two sash windows to side elevation.

BEDROOM 5: (off upper mezzanine landing) (14'7" x 10'8") (4.45m x 3.25m) a double bedroom with a period cast iron fireplace and a radiator. Sash window to rear offering superb elevated cityscape views over the rooftops of Redland and Bishopston.



SECOND FLOOR

LANDING: doors off to bedroom 6 and a generous walk-in attic storage room. Velux skylight window and further accessible attic storage space.

BEDROOM 6: (15'8" x 11'11") (4.77m x 3.62m) a double bedroom with dormer to front comprising a double glazed sash window, cast iron period fireplace. Door accessing: -

En-suite Bathroom/WC: white suite comprising a panelled bath, low level wc, wash hand basin with storage cabinet beneath, Velux skylight window, extractor fan and heated towel rail.

LOWER GROUND FLOOR

Cellar: (17'6" x 13'5") (5.33m x 4.10m) there are two useful cellar storage rooms, with restricted head height circa 6ft, perfect for sports equipment, garden furniture, etc., with the rear of these storage rooms having double doors accessing the rear garden.

OUTSIDE

DRIVEWAY & FRONT GARDEN: the front of the property has been tastefully landscaped to afford off-road parking for two cars with an EV charging point, whilst retaining flower borders containing various shrubs, also a low level boundary wall to front with inset flower border and a pathway leading up to the main entrance of the property.

REAR GARDEN: (30ft x 25ft) (9.14m x 7.62m) level lawned rear garden with hard standing seating area, brick boundary walls and steps leading up a handy accessway through the entrance porch to the front of the property. There is also a door accessing an undercroft garden store which runs beneath part of the extension.

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.

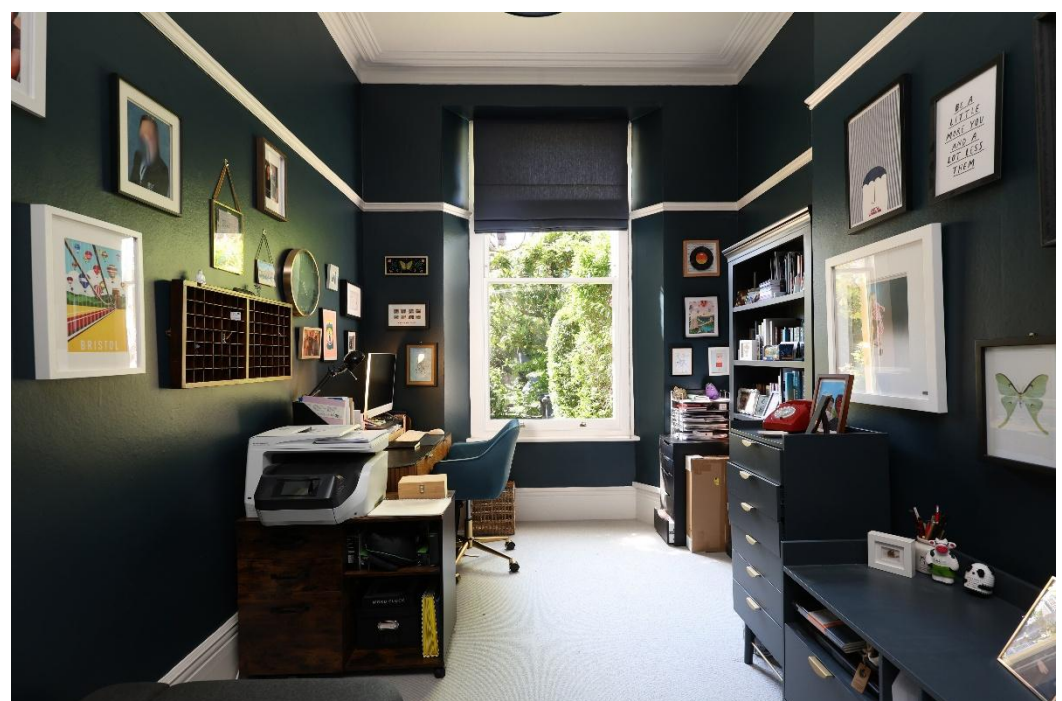
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

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 | | 76 C |
| 55-68 | D | 63 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.



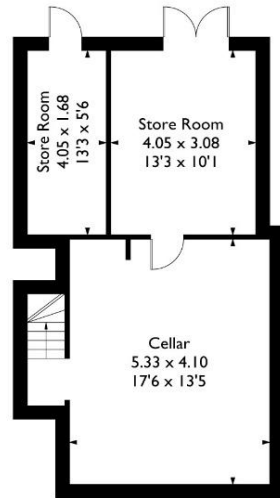
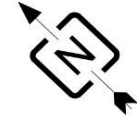


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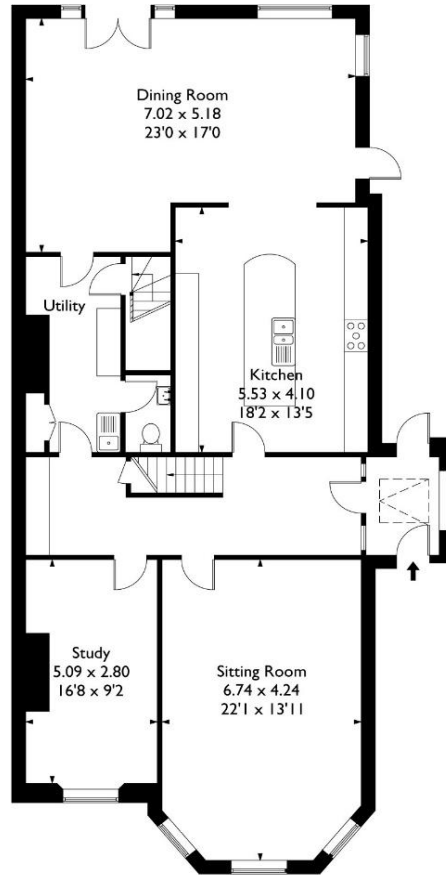
Approximate Gross Internal Area 289.9 sq m / 3120 sq ft

Cellar / Storage Area 44.9 sq m / 483.6 sq ft

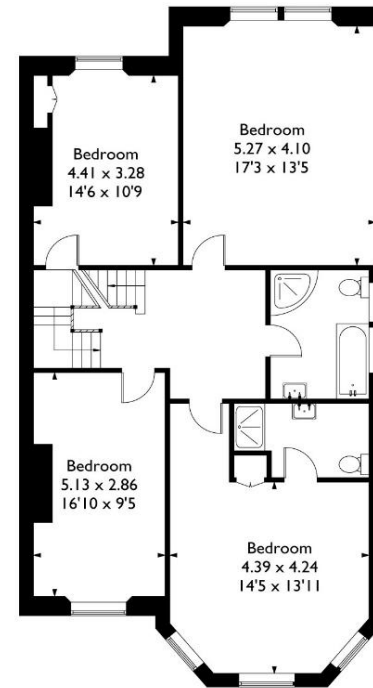
Total Area 334.8 sq m / 3603.6 sq ft



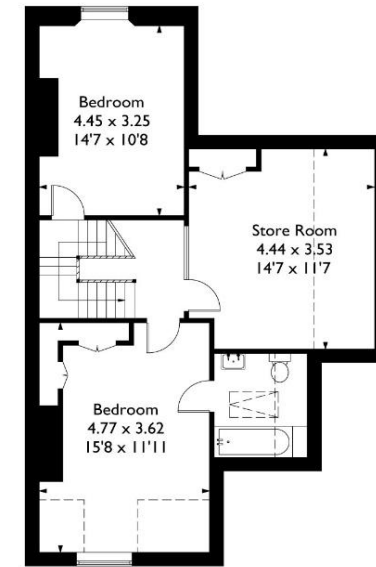
Lower
Ground Floor



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.