



47c Ravenswood Road, Redland
Guide Price Range £800,000 - £825,000

RICHARD
HARDING



47c Ravenswood Road,

Redland, Bristol, BS6 6BT

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A stylish and well-presented 4 double bedroom Art Deco style family home in a popular and central Redland location, benefitting from front and rear gardens.

Key Features

- An authentic 1930s Art Deco style end of terrace family home.
- Located in a popular neighbourhood of Cotham Gardens Park and just around the corner from Cotham Gardens Primary School and within 400 metres of Cotham Secondary School. Positioned within walking distance of the shops and amenities on Whiteladies Road and Gloucester Road. Redland train station also offers convenient access to the city centre via Temple Meads.
- **Ground Floor:** entrance porch, entrance hallway, cloakroom/wc, sitting room, open plan kitchen/dining room.
- **First Floor:** landing, 4 double bedrooms (2 with en-suites), family shower room/wc.
- **Outside:** pretty front garden with seating area and a rear garden with artist's studio and useful rear access lane.
- A charming period home, filled with character features and beautifully presented and filled with natural light.





GROUND FLOOR

APPROACH: from the pavement a double set of wooden gates open into the front garden which has a couple of paved steps down towards a useable and sunny space. This includes a gravelled patio style garden with mature borders and a seating area with a path that leads past a timber bin store to the front door of the property. The original timber front door opens into:-

ENTRANCE HALLWAY: a generous entrance hallway which has an engineered wooden floor, a panelled to chest height wall on either side, stairs rising to the first floor and a glazed door leading to the open kitchen/dining space. Door opening to understairs cloakroom/wc. Stairs rising to the first floor landing.

CLOAKROOM/WC: an understairs cloakroom/wc with linoleum floor, built-in handy storage cupboard, white wc with cistern and a wall hung pedestal sink with chrome mixer tap over, window to the side elevation.

OPEN PLAN KITCHEN/DINING ROOM: (17'10" x 15'5") (5.44m x 4.70m) this room makes up the full width of the property and has an engineered timber floor, a Crittall style glazed back door and a double glazed bay window with radiator below. There is also a window to the side elevation which in front of there is a white ceramic sink set into a white quartz worksurface with white floor kitchen cupboards. There is also space for a dishwasher, a washing machine and an integrated oven with gas hob. A sliding set of glazed doors separates the full width kitchen/dining room to the front reception.

RECEPTION ROOM: (15'1" x 13'0") (4.59m x 3.97m) the front reception has a bay window with a double glazed upvc window and a radiator below. Engineered wooden floor. Chimney breast inset with an ornate fire surround and what appears to be an electric fire insert. Either side of the chimney in the alcove is built-in shelves and storage units.

FIRST FLOOR

LANDING: stairs rise from the entrance hallway via half landing with stained glass window to the side elevation flooding the hall, stairs and landing with natural light. On the main first floor landing there is a timber door with brass style door furniture opening into shower room. Doors to bedroom 1, bedroom 2 and bedroom 3. A door opens from the landing to a staircase with a return leading up to the top floor bedroom.

BEDROOM 1: (rear) (15'6" x 10'11") (4.73m x 3.33m) bay window to the rear elevation, storage cupboards built into the left side of the chimney breast, carpeted floor and a radiator. Double set of doors opening to:-

En-Suite Shower Room/WC: with a cork floor, wall hung wc with concealed cistern and chrome double flush above, pedestal sink with chrome mixer tap over. Generous shower enclosure with a glass shower screen, white ceramic tiles surrounding and a thermostatic chrome shower with handheld shower head and overhead deluge chrome style shower. Built-in cupboard where the modern Vaillant gas combination boiler is housed. Double glazed upvc window to the rear elevation.

BEDROOM 2: (front) (12'3" x 12'0") (3.72m x 3.65m) with bay window inset with upvc double glazing, large built-in wardrobe to the alcove, carpeted floor, radiator and a picture rail.

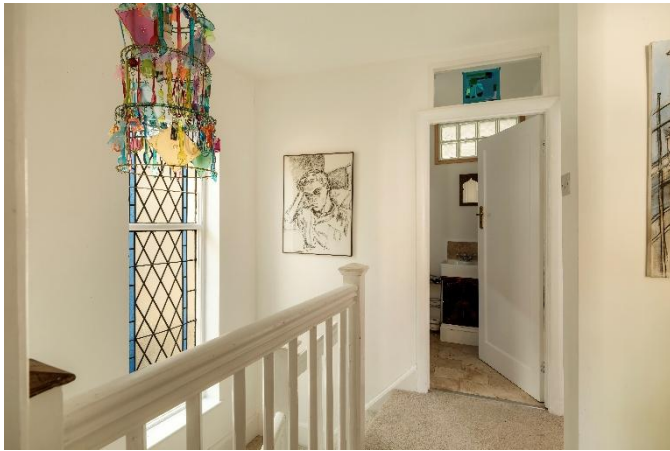
BEDROOM 3: (10'0" x 8'9") (3.06m x 2.68m) an occasional bedroom with upvc double glazed window to the front elevation, radiator and a carpeted floor. There is also a partial picture rail.

SHOWER ROOM/WC: large shower enclosure with natural travertine stone tiled surround, wc with cistern, white ceramic sink set into a vanity unit with storage below, with hot and cold chrome style tap over and a travertine tiled splashback. Window to the side elevation, glass bricks allowing light to come in from the rear bedroom.

SECOND FLOOR

BEDROOM 4: (13'8" x 12'8") (4.16m x 3.85m) carpeted floor, two Velux windows to the front elevation, exposed purlins and built-in storage to the eaves on two sides, radiator. Door opening to additional storage cupboard. Door opening into:-





En-Suite Bathroom/WC: white wc, freestanding white bath with floor standing chrome hot and cold mixer tap with handheld shower head, two Velux window to the rear elevation, wall hung vanity unit with white ceramic sink and chrome mixer tap over, gas fed heated towel rail and a smart linoleum style floor. Ornate stained glass window which allows light from the en-suite bathroom to flood into the bedroom.

OUTSIDE

FRONT GARDEN: via a double set of wooden gates from the pavement with a couple of paved steps leading down towards a gravelled patio style garden with mature borders, seating area and a path leading past a timber bin store to the front door of the property.

REAR GARDEN: with eight steps down from a small patio to a further patio style garden which has a couple of trees and double doors that open into the side of what was a garage and is now an artists' studio. The rear garden also has a timber set of double gates that lead out onto a side vehicular lane which runs around the back of the artists studio where a hardstanding is found which is used commonly for off-street parking.

Artist Studio: (15'4" x 8'10") (4.67m x 2.70m) vaulted roof with three Velux windows and a selection of windows to each elevation, plywood timber floor, wooden clad walls, stainless steel sink, electric power and lighting.

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		
69-80	C		80 C
55-68	D	58 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.



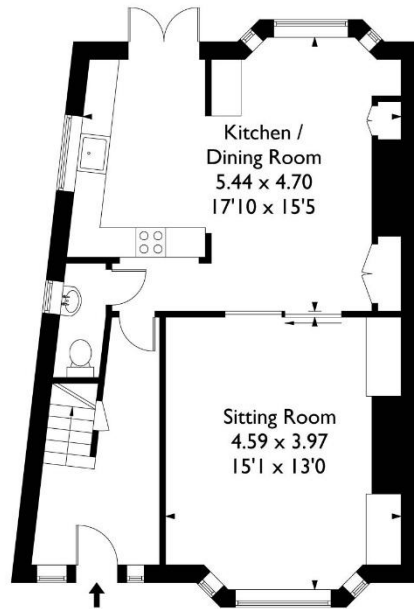


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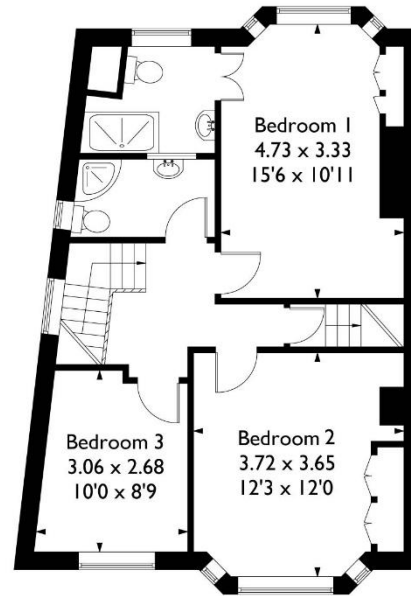
Approximate Gross Internal Area 126.70 sq m / 1363.10 sq ft

Garden Office / Undercroft Area 26.60 sq m / 286.50 sq ft

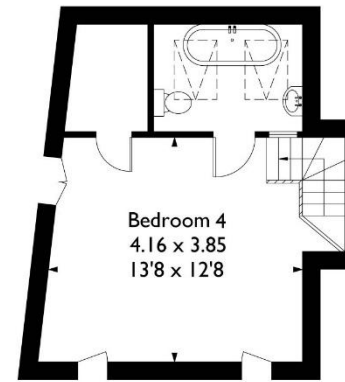
Total Area 153.30 sq m / 1649.60 sq ft



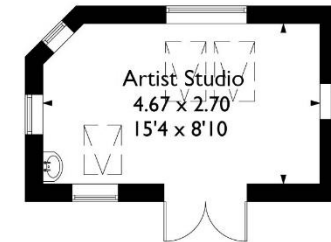
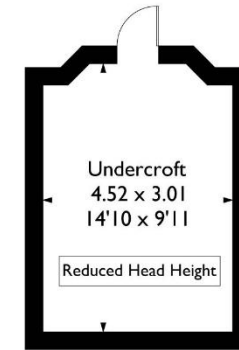
Ground Floor



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.