



44 Woolcot Street, Redland

Guide Price £650,000

RICHARD  
HARDING



# 44 Woolcot Street,

Redland, Bristol, BS6 6QH

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**An extremely well-presented 3 bedroom, 2 reception room period mid-terraced family home offering versatile layout and a low maintenance enclosed rear garden.**

## Key Features

- Woolcot Street is an attractive and quiet residential street in the heart of Redland. The house is light and bright and offers in excess of 1200 sq. ft. of internal space alongside a 35ft x 16ft rear garden. Arranged over two floors, this low maintenance property would suit a variety of buyers such as those downsizing alongside young professional couples/families.
- Finished to a high standard, including a stylish and extended 14ft x 12ft kitchen/dining room with access to the rear garden and inner courtyard.
- Situated within a highly prized Redland location within ½ mile of Whiteladies Road and the green spaces of Redland Green and Durdham Downs - local shopping available at Chandos Road within 300 metres, the city centre is also within easy reach. Within 500 metres of Redland Green School.
- Located in the Cotham North (CN) residents parking scheme.
- To be offered to the market with no onward chain enabling a prompt move for a potential purchaser.





## GROUND FLOOR

**APPROACH:** via front door leading off pavement into:

**ENTRANCE VESTIBULE:** entered via solid timber door to the front with glazed stained and leaded overlight, half semi coloured glazed panelled door to reception 1 with glazed overlight.

**SITTING ROOM: (11'11" x 11'8") (3.64m x 3.55m)** double glazed sash window to the front with working shutters, period style fireplace with inset cast iron grate and hearth, engineered rustic wooden floor with underfloor heating, shelving to both alcoves, carpeted staircase rising to the first floor landing. Door to:

**FAMILY ROOM: (15'6" x 12'0") (4.71m x 3.65m)** wood burner seated on a slate hearth, double glazed window and door leading to the courtyard, engineered rustic wooden floor with underfloor heating, access to understairs cupboard housing the electric meters, shelving. Original built in cupboard alcove. Glazed door leading to inner hall.

**INNER HALL:** double glazed windows to the side overlooking the courtyard, engineered rustic wooden floor with underfloor heating, doors leading to shower room/wc and utility room. Opening to the kitchen.

**SHOWER ROOM/WC:** low level wc, wall mounted wash handbasin, shower cubicle with wall mounted shower head, inset ceiling downlights, extractor fan, tiled flooring, heated towel radiator.

**UTILITY ROOM: (4'8" x 4'3") (1.43m x 1.30m)** plumbing and appliance space for washing machine, built-in shelving space, space for fridge/freezer, tiled flooring.

**KITCHEN: (14'1" x 13'0") (4.30m x 3.96m)** a shaker style kitchen fitted with a range of wall and base units in a white finish with a Silestone composite stone work surface and inset 1½ bowl stainless steel sink unit complete with mixer taps, inset Neff 4 ring gas hob with electric under oven and extractor over, space for fridge, integrated Neff dishwasher, wall mounted Worcester boiler, engineered rustic wooden flooring. glazed door with side panel leading to rear courtyard, double glazed window to rear, double glazed double doors leading to the garden. Ample space for dining furniture.



## FIRST FLOOR

**LANDING:** carpeted staircase ascends to landing, double glazed Velux skylight. Doors radiate to all rooms.

**BEDROOM 1: (15'7" x 11'9") (4.74m x 3.58m)** good sized double bedroom with fitted carpet, moulded skirting boards, ceiling light point. Double glazed sash window to the front elevation overlooking street scene. period fireplace with cast iron grate and large fitted cupboard with double hanging rail, range of floor to ceiling fitted wardrobes and a double glazed Velux skylight.

**BEDROOM 2: (11'10" x 7'5") (3.60m x 2.25m)** sash window to rear elevation overlooking rear garden, moulded skirting boards, fitted carpet, light point. access to the loft which is boarded and with electric light.

**BEDROOM 3: (10'5" x 7'9") (3.17m x 2.35m)** double glazed sash window to the rear elevation overlooking the rear garden. Fitted carpet, moulded skirting boards, ceiling light point. Large fitted wardrobes and double glazed Velux skylight.

**SHOWER ROOM/WC:** comprising double shower cubicle, vanity wash hand basin, concealed low level wc, fitted shelves with inset mirror, double glazed Velux skylight, towel radiator, extractor fan. Thermostat for underfloor heating.

## OUTSIDE

**REAR GARDEN: (35'0" x 16'0") (10.67m x 4.88m)** a particularly attractive well stocked rear garden paved for easy maintenance with established borders and a raised flower bed, flagstone patio with three steps leading down to the low maintenance garden, enclosed by a boundary wall and fencing. Outside power and lighting, water tap and garden shed.



**INNER COURTYARD GARDEN: (11'9" x 6'4") (3.58m x 1.93m)** flagstone paving with gravel finish, enclosed by a boundary wall equipped with power and outside lighting. Water tap.

## **IMPORTANT REMARKS**

**AGENT NOTE:** Please note, internal photos were taken in 2024.

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, 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:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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		73 C
55-68	D	60 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.**





# Woolcot Street, Redland, Bristol, BS6 6QH

Approximate Gross Internal Area = 116.03 sq m / 1248.93 sq ft

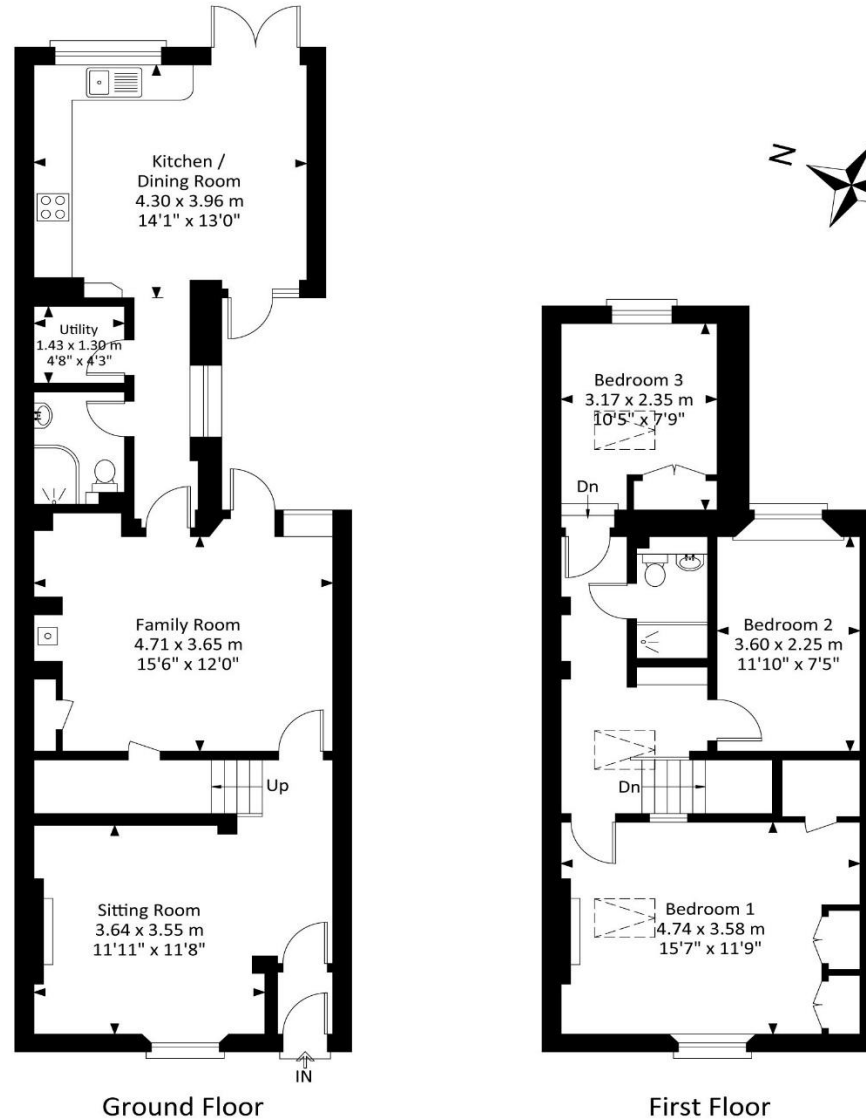


Illustration for identification purposes only, measurements and approximate, not to scale.