



9 Redland Court Road, Redland
Guide Price £900,000

RICHARD
HARDING



9 Redland Court Road,

Redland, Bristol, BS6 7AQ

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An exceptionally spacious (2,207 sq. ft.) 4 double bedroom modern townhouse enjoying a first floor balcony and separate sun terrace and a generous oversized single garage.

Key Features

- Prime location, high up in Redland close to Redland Green Park and therefore handy to access all central areas including Whiteladies Road, Gloucester Road and the city centre. Redland Train Station and bus connections are also nearby, as are excellent schools including RGS and Bristol Grammar.
- Bright and fresh interior with well-arranged accommodation and plenty of natural light provided by the large double glazed windows.
- Offered with no onward chain making a prompt and convenient move possible.
- A superb modern house offering more space than many comparable period properties locally.
- Air source heat pump and solar panels.





GROUND FLOOR

APPROACH: the main front door at pavement level opens to:-

ENTRANCE HALLWAY: inset spotlights, wood flooring with entry floor mat, alarm control panel, digital panel for underfloor heating. Staircase rising to first floor landing with generous cloak cupboard beside. Doors leading off to the garage, reception 2/TV room, bedroom 4 and the ground floor shower room/wc.

RECEPTION 2/TV ROOM: (front) (11'8" x 9'8") (3.55m x 2.95m) double glazed windows to front with built-in plantation style shutters. Inset spotlights and underfloor heating.

BEDROOM 4: (rear) (16'2" x 11'0") (4.94m x 3.35m) double doors enter a generous double bedroom with inset spotlights, wood flooring, underfloor heating and double doors accessing a lower courtyard seating area.

SHOWER ROOM/WC: highly specified shower room with a walk-in shower area with dual headed system fed shower, low level wc with concealed cistern, wash hand basin with storage cabinet beneath and alcove above with mirrored cabinets and under unit lighting. Inset spotlights, extractor fan and heated towel rail.

INTEGRAL GARAGE: (23'7" x 9'6") (7.18m x 2.90m) an oversized single garage with ample space for a car, bicycles, additional storage etc. with a handy recess off providing a further storage/workshop area, perfect for crafts and hobbies.

FIRST FLOOR

LANDING: double doors entering the kitchen/dining/living area. Further door accessing a utility room with adjoining cloakroom/wc.

OPEN-PLAN KITCHEN/DINING/LIVING AREA: (29'6" x 25'6") (9.00m x 7.76m) measured together but described separately as follows:

Living Area: a large semi-open plan kitchen/dining/living space wrapping around the front of the property with double glazed windows to front, double glazed French doors accessing a raised sun terrace, wood flooring with underfloor heating, inset spotlights and peninsula with breakfast bar separating the kitchen area from the living room. Door and window to the rear off the living space accesses a composite decked town garden.

Kitchen Area: modern fitted kitchen comprising matt grey base units with timber fronted wall units and quartz worktop. Integrated Siemens electric oven with combi-oven over and induction hob. Integrated dishwasher, tall larder fridge, separate wine fridge and a freezer.

TOWN GARDEN: low maintenance composite decked two-tiered terrace providing a pleasant space to sit out, barbeque etc.

UTILITY ROOM: plumbing and appliance space for washing machine and dryer with quartz worktop over. Double glazed window to rear, tiled floor and door accessing a cloakroom/wc.

CLOAKROOM/WC: low level wc with concealed cistern, wall mounted wash basin, tiled floor, part tiled walls, inset spotlights and an extractor fan.

SECOND FLOOR

LANDING: a skylight window providing natural light through the landing and stairwell. Doors off to three double bedrooms, linen cupboard, storage cupboard and a bathroom/wc.

BEDROOM 1: (front) (16'6" x 12'7") (5.02m x 3.84m) a large double bedroom with dual aspect windows to front and side, with the side window offering fabulous cityscape views over the rooftops of the surrounding area towards the Bath hills in the distance. inset spotlights, underfloor heating and a recessed double wardrobe. Door accessing:-

En-Suite Shower Room: an oversized shower enclosure with dual headed system fed shower and recessed alcove shelf, low level wc with concealed cistern, wall mounted wash basin, mirrored cabinet over, tiled floor and part tiled walls.

BEDROOM 2: (rear) (15'7" x 8'8") (4.74m x 2.64m) a double bedroom with recessed double wardrobe, inset spotlights and double glazed window to rear.



BEDROOM 3: (front) (12'2" x 9'6") (3.71m x 2.90m) double bedroom with double glazed window to front, inset spotlights and deep recessed storage cupboard.

BATHROOM/WC: a white suite comprising a bath with system fed shower over and recessed alcove shelf, wall mounted wash basin, low level wc with concealed cistern, inset spotlights, extractor fan and double glazed window to 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:

- 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	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

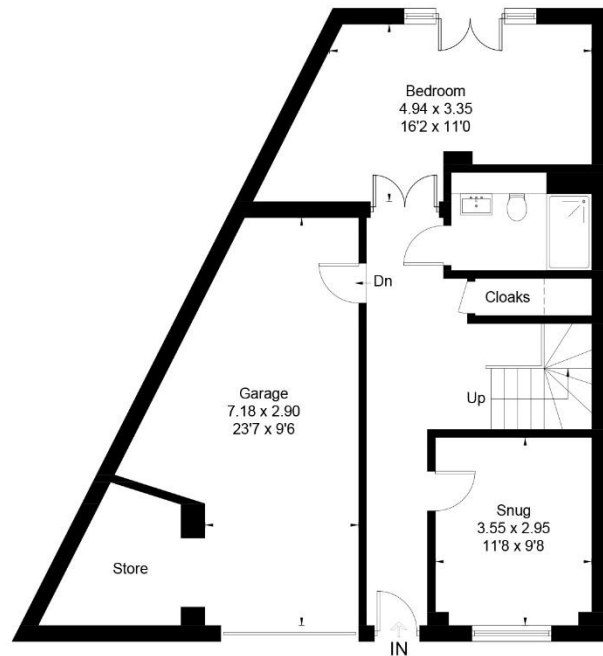
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



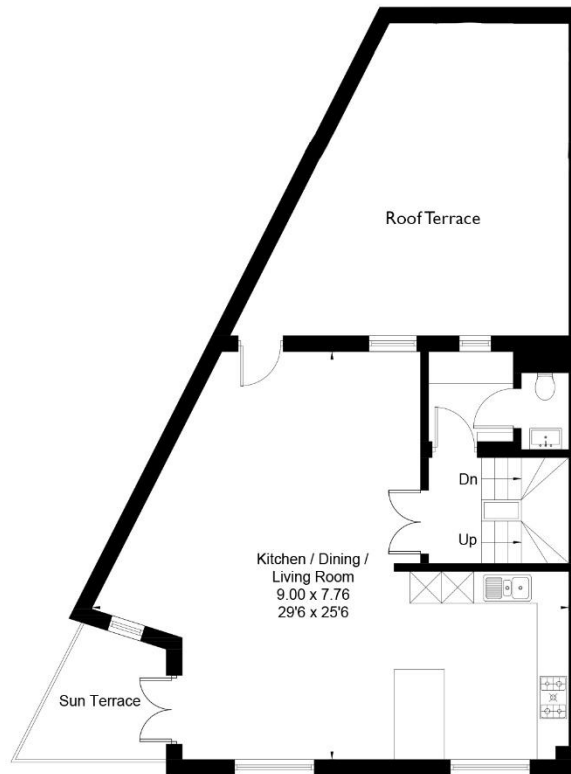


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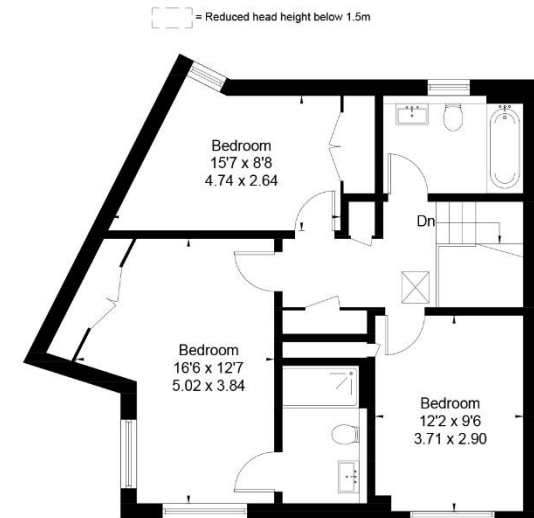
Approximate Floor Area = 205.0 sq m / 2207 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114357