



25 Grove Road, Redland
Guide Price £735,000

RICHARD
HARDING

25 Grove Road, Redland

Bristol, Bristol, BS6 6UH

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An inviting and individual 2 double bedroom, 2 storey detached house situated in the heart of Redland with incredible views, a sunny rear garden and off-road parking.

Key Features

- Offered to the market with no onward chain making a stress-free move possible.
- **Ground Floor:** entrance vestibule leads through into an entrance hallway, kitchen, large L-shaped lounge/dining space with direct access to the garden and staircase to the first floor, ground floor cloakroom/wc/utility.
- **First Floor:** landing, large principal double bedroom spanning the width of the house with incredible views over Bristol, second bedroom with en-suite shower and further bathroom/wc.
- **Outside:** gated off-road parking space and sloped lawned front garden with pathway access to the rear garden which enjoys a sunny south-easterly aspect, has a raised paved seating area, lawned sections and attractive stone boundary walls.
- A fabulous opportunity for one to put their stamp on this unique and incredibly well-located property.

GROUND FLOOR

APPROACH: via gates accessing the driveway, providing off-road parking for one vehicle. The driveway leads beside a sloped lawned garden and continues into a pedestrian access pathway down the righthand side of the house where you'll find the main front door to the property.

ENTRANCE VESTIBULE: space for coats and shoes. Tiled flooring. Glazed door leading through to:-

ENTRANCE HALLWAY: ceiling coving and a radiator. Part glazed door accessing the kitchen. Sliding door accessing the ground floor cloakroom/wc/utility. Part glazed double doors accessing the through lounge/dining room.

LOUNGE/DINING ROOM: (29'7" x 13'1" + 10'6" x 9'10") (9.01m x 4.00m + 3.19m x 3.30m) an incredibly spacious L-shaped lounge/dining room with plenty of natural light provided by the double-glazed windows to front and rear elevations. Double glazed door to rear accessing the raised terrace section of the rear garden. Radiators, wood laminated flooring, feature fireplace with gas living flame fire and lovely views to rear over the back garden and across the rooftops of Bristol towards Dundry in the distance. Ceiling coving and understairs storage cupboard and staircase rising to the first-floor landing.

KITCHEN: (9'10" x 8'5") (2.99m x 2.57m) a range of kitchen units comprising base and eye level cupboards and drawers with roll edged laminated worktops over and inset 1 ½ bowl stainless sink and drainer unit. Integrated Neff double oven, 4-ring gas hob with extractor fan over, wall mounted Worcester gas central heating boiler, dual aspect double glazed windows to front and side elevations.

WC/UTILITY: useful ground floor cloakroom/wc with a wc with concealed cistern, wash hand basin with storage cabinet beneath. Plumbing and appliance space for washing machine with built in cupboard with shelving over.

FIRST FLOOR

LANDING: central landing with loft hatch accessing loft storage space and double glazed window to side elevation providing plenty of natural light. Doors off to two generous bedrooms and a bathroom/wc.

BEDROOM 1: (23'4" x 14'6") (7.12m x 4.42m) double bedroom with large double glazed picture window to rear elevation offering a fabulous cityscape view over the rooftops neighbouring buildings toward Dundry in the distance. Wood laminated flooring, built-in wardrobes and cupboards to chimney recesses and a radiator.





BEDROOM 2: (13'5" x 11'4") (4.10m x 3.46m) double bedroom with built in wardrobes, double glazed windows to front elevation and a radiator. Door accessing:-

En-Suite Shower Room: shower enclosure, extractor fan, inset spotlight and heated towel rail.

BATHROOM/WC: white suite comprising panelled bath, low level wc, pedestal wash basin, double glazed window to side elevation, radiator, inset spotlights and extractor fan.

OUTSIDE

FRONT GARDEN AND OFF-ROAD PARKING: small lawned front garden with an attractive stone front boundary wall with double gates providing the rare advantage of off-road parking.

REAR GARDEN: a pretty and sunny south-easterly facing rear garden with raised terrace closest to the property with built-in awning over. A few steps lead down to a sloped lawned garden with mature flower border, stone boundary walls and a patio at the bottom of the garden hanging onto plenty of the day's sunshine. Two garden sheds and handy side access to the driveway.

N.B. to the right-hand side of the garden there is a pathway the other side of the lawn edging. The pathway is owned by the property to the right-hand side of the back garden, providing them access around their property for maintenance purposes etc.

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: E

PLEASE NOTE:

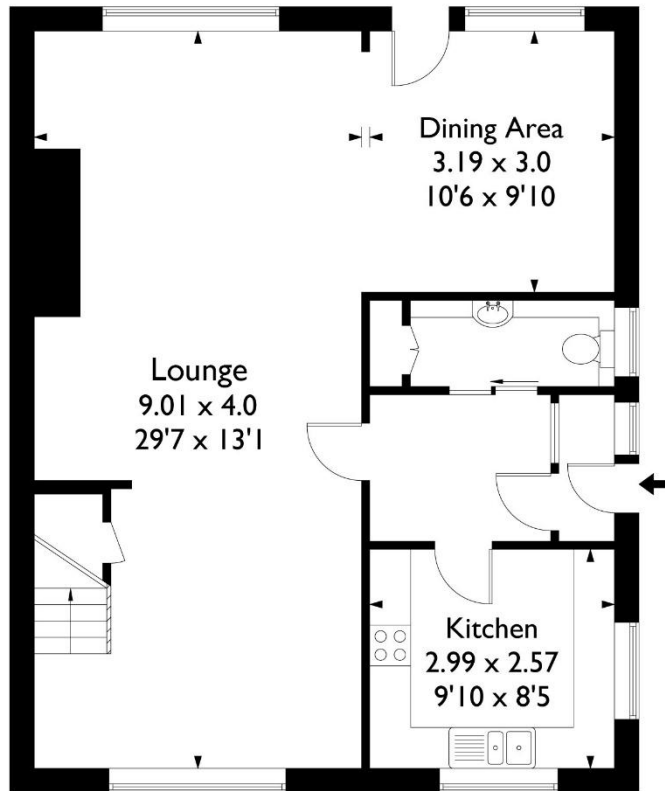
- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum 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		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

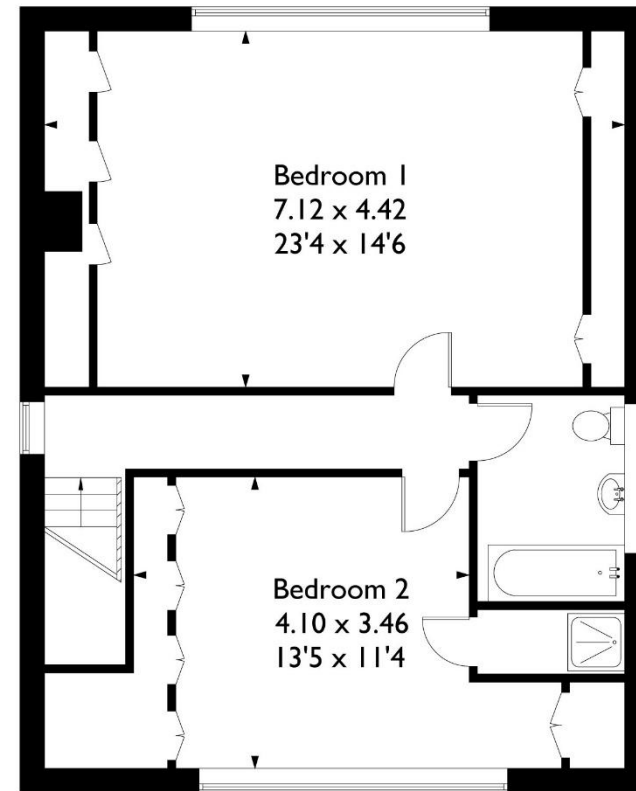
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Grove Road, Redland, Bristol BS6 6UH

Approximate Gross Internal Area 127.80 sq m / 1375.10 sq ft



Ground Floor



First 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.