



28 Elmgrove Road, Redland
Guide Price £1,100,000

RICHARD
HARDING



28 Elmgrove Road,

Redland, Bristol, BS6 6AJ

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An imposing, sizeable (circa 2,960 sq. ft.) and flexible 6 double bedroom, 2 reception room, late Victorian period semi-detached family house in a highly prized road and prime central location, having off-street parking, integral garaging and south-west facing walled rear garden.

Key Features

- Lots of natural light and real character, and with the obvious potential to enhance and re-configure in the fullness of time.
- **Prime Location:** Cotham School and Cotham Gardens Primary School are both within walking distance and Bristol Grammar School, QEH and Clifton College are only a little further afield. Enjoying a very central and convenient position handy for:- main hospitals complex, University and Park Street environs, city centre and harbourside areas, BBC and Whiteladies Road, the wide open spaces of the Downs and the contrasting attractions of Gloucester Road's urban vibe. Indeed, these and so many of the exceptional facilities and attractions Bristol offers are all within easy reach, many happily accessed on foot. Redland local train station is a short walk away through the park.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, kitchen, dining room, utility room, separate wc.
- **First Floor:** landing, 3 double bedrooms, shower room, separate wc.
- **Second Floor:** landing, 3 double bedrooms, shower room.
- **Outside:** off-street parking space, integral garaging, south-west facing walled rear garden.
- **Courtesy of its elevated position the property enjoys far reaching city scape views.**
- **To be sold for the first time since 1982.**





GROUND FLOOR

APPROACH: front garden with steps leading to a pathway up to the front door, front drive with space for one car and with side access to the left-hand side of the building. Access to undercroft garage. Front door opens into:-

ENTRANCE VESTIBULE: tessellated tiled floor, dado rail, original plastered cornice. Glazed Victorian door with brass furniture opening to:-

ENTRANCE HALLWAY: dado rail and original plaster ceiling cornice. Doors open to sitting room, dining room/second reception room and kitchen. Staircase with detailed spindles and hardwood handrails rises to the first floor.

SITTING ROOM: (19'2" x 14'3") (5.83m x 4.35m) benefitting from a bay window, stripped wooden floorboards, original fireplace, ceiling cornice and rose.

DINING ROOM/RECEPTION 2: (17'1" x 13'4") (5.20m x 4.06m) marble original fireplace with gas insert, bay window with additional glazed door leading to the rear garden. And ornate original plaster ceiling rose and ceiling cornice.

KITCHEN: (15'7" x 12'2") (4.75m x 3.70m) feature fireplace, mixture of wall and base units, point for gas oven and built in storage in the alcoves. Door to:-

UTILITY ROOM: (10'4" x 4'9") (3.14m x 1.46m) range of base units, stainless steel double sink and a window to the side elevation. Further door leads to:-

Cloakroom/WC: wc, window to side elevation, door leading out to the rear garden.

FIRST FLOOR

LANDING: staircase with detailed spindle and hardwood handrail continues rising to the second floor. Doors off to bedroom 1, bedroom 2, bedroom 3, shower room/wc and separate wc.

BEDROOM 1: (front) (19'2" x 14'7") (5.83m x 4.45m) stripped wooden floorboards, original ceiling cornice, and a replaced but ornate ceiling rose. A bay window is inset with 4 upvc double glazed windows. Door to:-

SHOWER ROOM: a smart shower room with access both from bedroom 1 and first flooring landing, providing a 'jack and jill' arrangement. Generous shower enclosure, sink and wc, tiled floors, radiator and a window to the front elevation.

BEDROOM 2: (17'1" x 14'4") (5.20m x 4.36m) wooden floorboards, ceiling cornice and original Victorian fireplace. The bay window is inset with upvc double glazed windows.

BEDROOM 3: (12'8" x 12'1") (3.85m x 3.68m) this room has built in storage to the alcoves, ceiling cornice and a window to the rear elevation.

SEPARATE WC: white suite comprising wc and sink, window to side elevation.

SECOND FLOOR

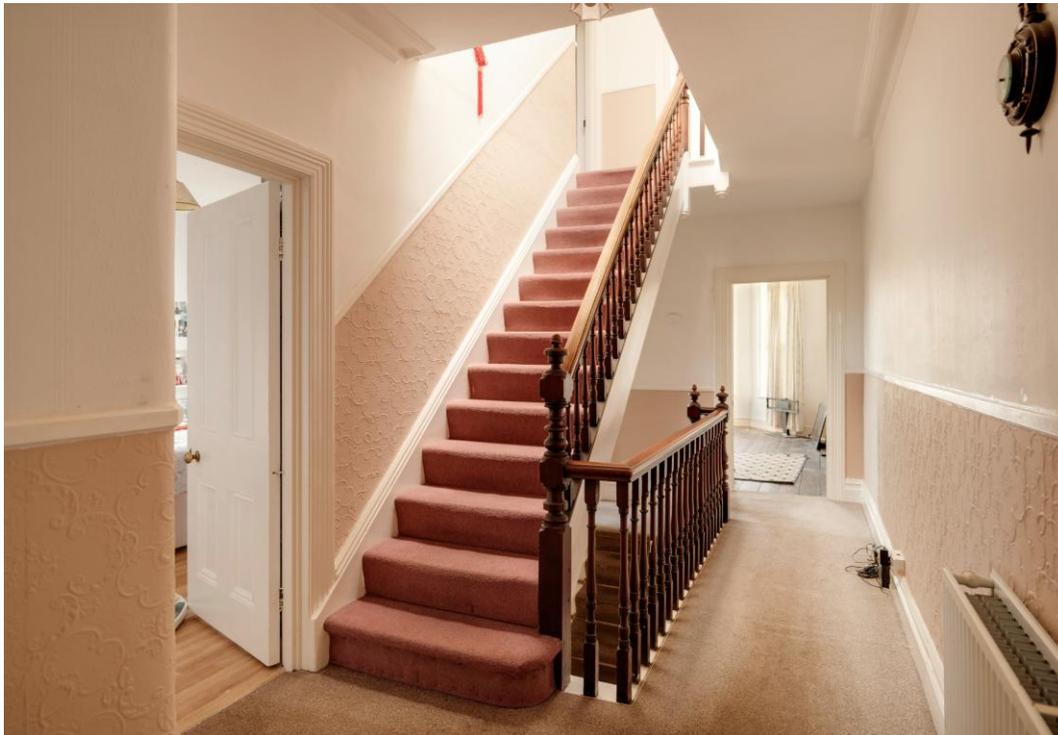
LANDING: doors off to bedroom 4, bedroom 5, bedroom 6 and shower room. Velux window over the stairwell.

BEDROOM 4: (front) (19'7" x 15'7") (5.97m x 4.75m) a large bedroom which spans the full width of the property, with a partially pitched ceiling, two windows to the front elevation and an additional Velux window.

BEDROOM 5: (12'1" x 12'0") (3.68m x 3.67m) a central double bedroom with a pitched ceiling and window to the rear elevation.

BEDROOM 6: (14'4" x 13'9") (4.36m x 4.20m) partially pitched ceilings, feature fireplace and double glazed window to rear elevation.

SHOWER ROOM: with shower enclosure, white wc and sink, window to side elevation and a radiator.





OUTSIDE

REAR GARDEN: on two levels, the first level being a small courtyard with a couple of steps up to the second area which is mainly laid to lawn. The garden is enclosed by a mixture of stone brick and Victorian brick wall.

PARKING: front driveway with space for one car and side access to the left hand side of the building. Access to the undercroft garage (19'8" x 13'9") (5.99m x 4.20m).

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:

- 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		
39-54	E		
21-38	F	38 F	
1-20	G		

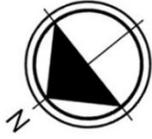
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area = 275.9 sq m/ 2969.9 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print