



81 WAVERLEY ROAD,  
REDLAND, BS6 6ET

---

**GOODMAN  
& LILLEY**













# 81 WAVERLEY ROAD

## REDLAND BS6 6ET

GUIDE PRICE  
£750,000

A striking end-of-terrace Victorian residence offering five bedroom accommodation across four floors, brimming with character and modern comforts. This versatile and spacious home offers a rare opportunity to enjoy the best of Redland and Cotham living, with income potential in one of Bristol's most sought-after areas.

### Location

Located on the desirable Waverley Road, nestled between the ever-popular neighbourhoods of Redland and Cotham, this substantial property offers an enviable blend of city access, green spaces, and family-friendly amenities.

Families will appreciate being within the catchment area for the highly regarded Redland Green and Cotham Schools, making this an ideal long-term home.

A short stroll brings you to the vibrant dining and café scenes of Cotham Hill, Whiteladies Road, and Chandos Road. The renowned Kensington Arms Pub is just around the corner, and for those seeking leisure and fitness, Cotham Gardens (a child-friendly, dog-free park) is at the end of the road, next to the peaceful Redland Train Station, offering direct connections to Bristol Temple Meads. Also close by are Bannatyne's Health Club & Pool and well-maintained tennis courts.

You'll also be spoilt for choice with the independent shops, bars, and cultural hotspots of Gloucester Road and Stokes Croft just a short walk in the other direction.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Ground Floor

An impressively large new composite front door, leads into a bright and welcoming hallway. This wonderfully spacious home offers a fantastic mix of period charm and modern convenience across multiple levels. All the sash windows in the house are double glazed and have been recently refurbished.

The main kitchen is sleek, contemporary, with period features, newly fitted four years ago, integrated dishwasher and induction hob, space for fridge freezer, stunning island with bar seating. The kitchen opens directly onto a private courtyard via bi fold doors.

There is a formal living room at the front of the property with bay window, stripped wood flooring, feature fireplace and shelving into the alcoves.

### Lower Ground Floor

The basement level is currently configured as a self-contained Airbnb, complete with its own kitchen, reception space, modern conservatory, office, shower room, generous storage, and access to a second courtyard. The Airbnb offers a significant additional income stream. If you chose not to rent out the light and airy basement but instead incorporated it into the main house then the basement kitchen would become a sizeable utility for the main house and the additional rooms would provide plenty of reception rooms for family members to all have their own space.

### Upper Floors

The upper floors are home to five generous double bedrooms, including the master bedroom with a freestanding

bath. In addition to the shower room in the basement, there are two further shower rooms on the upper floors.

The top floor benefits from multiple skylights and stunning views via three large roof windows.

Several rooms throughout the house are fitted with Ethernet connections, making this home ideal for remote working.



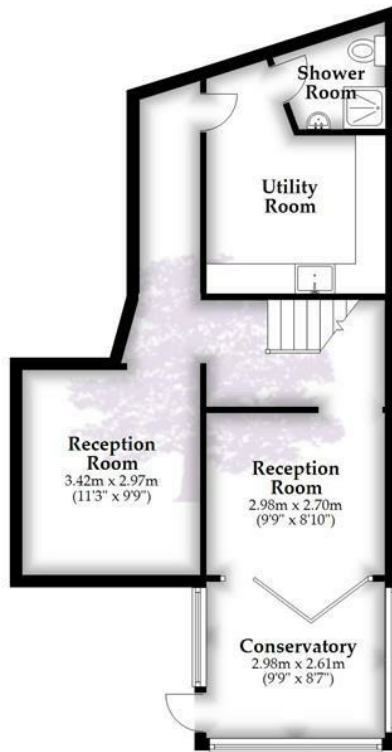
- Five double bedrooms
- Three shower rooms & roll top bath located in the master
- New kitchen with bi folds onto courtyard garden
- Three/four reception spaces
- Contemporary conservatory
- Basement Airbnb opportunity
- Redland Green School in close proximity
- Walking distance to Redland train station
- Bike storage



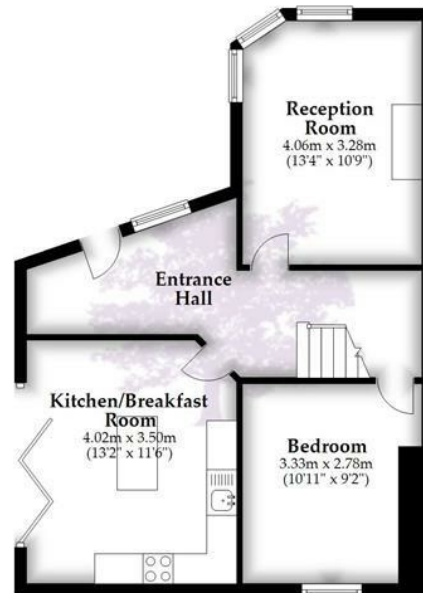




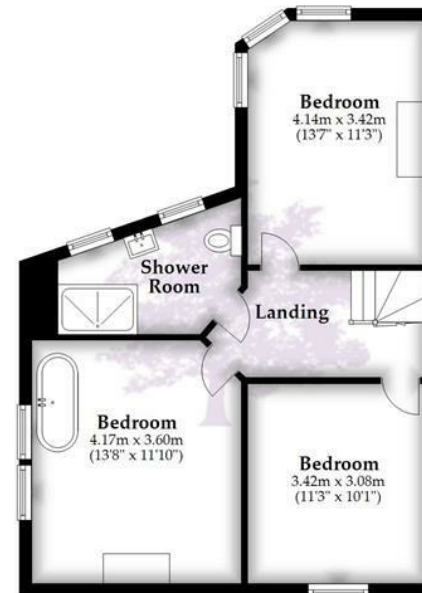
Lower Ground Floor



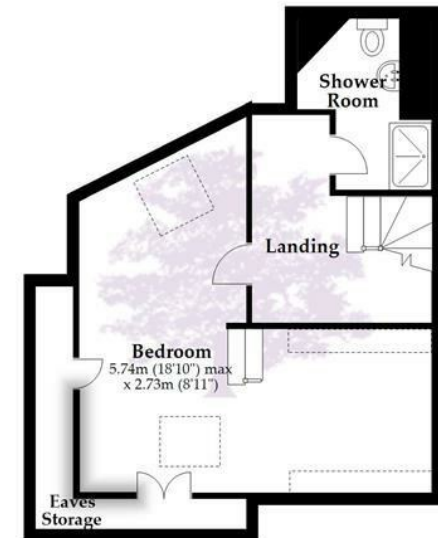
Ground Floor



First Floor



Second Floor



Total area: approx. 190.8 sq. metres (2053.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla