

81 Waverley Road, Redland, BS6 6ET



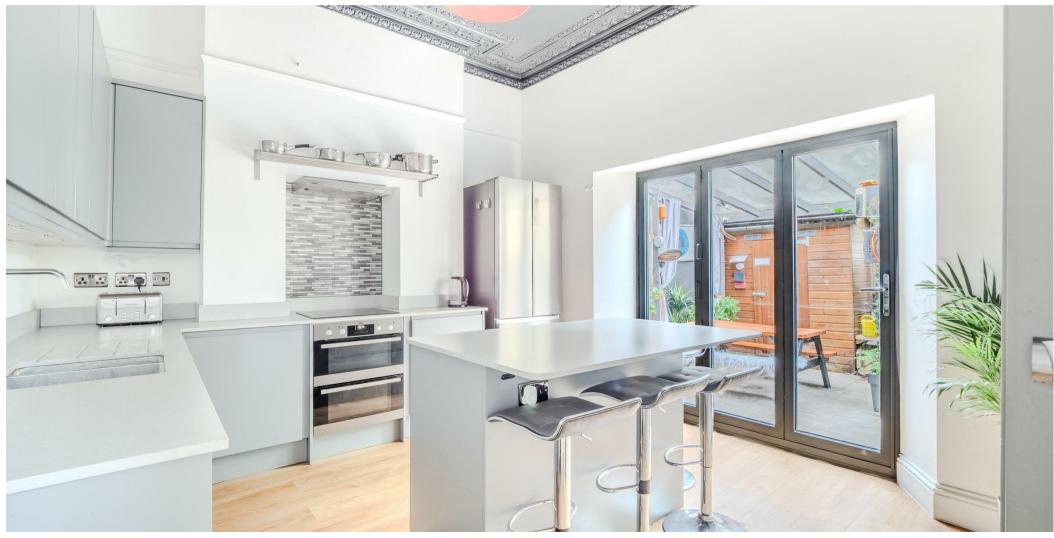




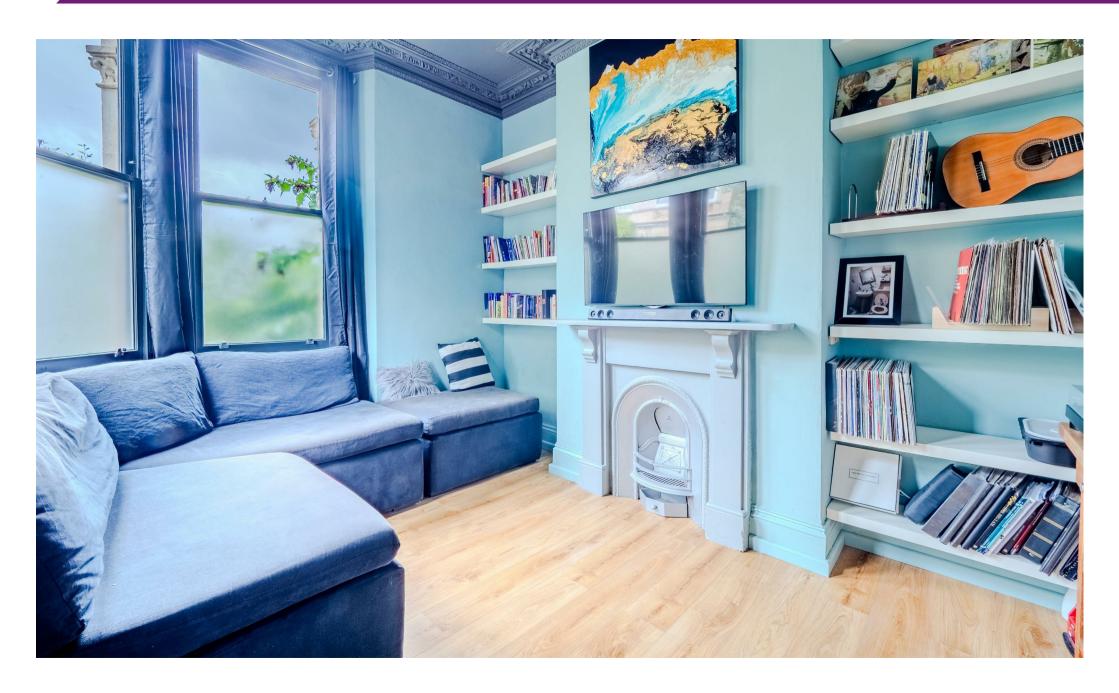












81 WAVERLEY ROAD

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

nestled between the ever-popular neighbourhoods of Redland and Cotham, Croft just a short walk in the other 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.

Located on the desirable Waverley Road, independent shops, bars, and cultural 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 Upper Floors fridge freezer, stunning island with bar a private courtyard via bi fold doors.

of the property with bay window, hotspots of Gloucester Road and Stokes stripped wood flooring, feature fireplace shower rooms on the upper floors. 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.

The upper floors are home to five seating. The kitchen opens directly onto generous double bedrooms, including the master bedroom with a freestanding

You'll also be spoilt for choice with the There is a formal living room at the front bath. In addition to the shower room in the basement, there are two further

> 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.



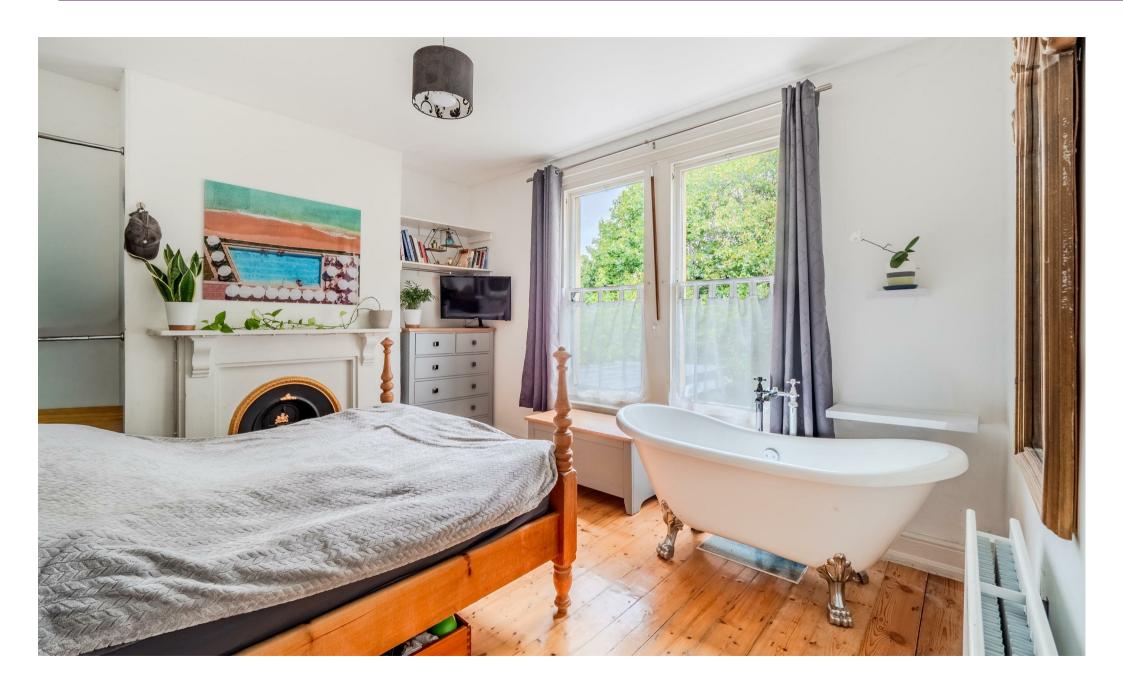




- Five double bedrooms
- Three/four reception spaces
- Three shower rooms & roll top bath located in the master

 - Contemporary conservatory
- New kitchen with bi folds onto courtyard garden
- Basement Airbnb opportunity
- Realland Green School in close proximity
 Walking distance to Realland train station
 Bike storage





















Lower Ground Floor Ground Floor First Floor Second Floor Room Bedroom 4.14m x 3.42m (13'7" x 11'3") Reception Room Shower 4.06m x 3.28m (13'4" x 10'9") Utility Room Room Shower Room Entrance Hall Landing Landing Kitchen/Breakfast Room 4.02m x 3.50m (13'2" x 11'6") Bedroom 5.74m (18'10") max x 2.73m (8'11") Reception Room Bedroom 4.17m x 3.60m (13'8" x 11'10") Reception Room 2.98m x 2.70m (9'9" x 8'10") Bedroom 3.33m x 2.78m (10'11" x 9'2") 3.42m x 2.97m (11'3" x 9'9") Bedroom 3.42m x 3.08m (11'3" x 10'1") Conservatory 2.98m x 2.61m (9'9" x 8'7")

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