



5 Cranbrook Road, Redland, Bristol, BS6 7BJ

Offers In Excess Of £410,000

Hollis Morgan - A generously proportioned 3 double bedroom maisonette with south facing garden and off street parking, moments from Redland Green School.

Description

This practically appointed maisonette occupies the upper floors of an attractive semi-detached Victorian property, the spacious 1000 sq ft accommodation offers 3 well-appointed double bedrooms, separate reception room, three piece bathroom and a modern fitted kitchen/breakfast room. The property benefits further from a charming south facing rear garden and private off street parking.

Location

The property is located within a short level stroll of the shops, cafes and restaurants of Gloucester Road. Redland Green Secondary and Cotham School are also located in close proximity. The City Centre is within two miles, with its array of business, educational, leisure, shopping and entertainment facilities, including the impressive new Cabot Circus shopping and lifestyle complex.

Reception

13'11 x 12'11 (4.24m x 3.94m)

Sash windows to front elevation, gas fire place, coving, picture rail surround, radiator.

Kitchen/Diner

13 x 12'5 (3.96m x 3.78m)

Matching wall and base units, laminated worksurfaces, tiled splash backs, stainless steel sink, integrated electric oven, gas hob, fridge freezer. Radiator. Ample space for dining.

Bedroom 1

14'4 x 9'10 (4.37m x 3.00m)

Sash window to front elevation, built in wardrobe, radiator.

Bedroom 2

12'8 x 9'11 (3.86m x 3.02m)

Sash window to rear elevation, built in wardrobe, radiator.

Bedroom 3

12'8 x 9'11 (3.86m x 3.02m)

Sash window to rear elevation, built in wardrobe, radiator.

Bathroom

Three piece suite comprising bath with over head shower, basin, low level W.C. Sash window to side, storage cupboards.

Garden

Enclosed south facing rear garden with patio area and abundance of shrubs and trees. Accessed via external staircase/ground floor side entrance.

Parking

Allocated off street parking for one vehicle.

Tenure / Management Info:

Leasehold. Circa 960 years remaining.

Ground rent: Small annual peppercorn.

Management Fee: £100pa



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APPROX. GROSS INTERNAL FLOOR AREA 972 SQ FT 90.30 SQ METRES



TOTAL APPROX. 186 SQ FT 17.30 SQ METRES

TOTAL APPROX. 786 SQ FT 73.00 SQ METRES

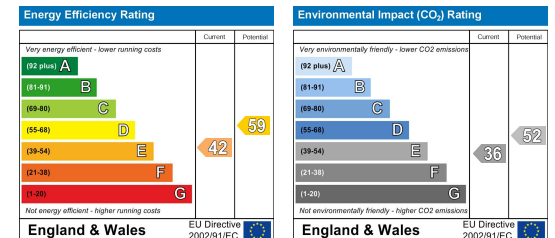


Illustrated for identification purposes only, measurements are approximate, not to scale.

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