



23 South Road, Redland, Bristol, BS6 6QP
£485,000

Hollis Morgan - This bright and airy three bedroom end terraced family home, occupies an unusually large plot and is conveniently located near outstanding local schools and next to Redland train station. Private Garage.

- Three Bedrooms
- End Terrace
- Large Plot
- Garage
- 'Outstanding' Schools Nearby
- Enclosed Gardens
- South Facing Rear
- Potential To Extend

This immaculate and stylish end terrace family home is very well located with excellent commuter links, such as the adjacent Redland train station; the 'outstanding' Redland Green and Cotham Secondary Schools as well as the varied mix of amenities the nearby Gloucester Road & Whiteladies Road have to offer, including cafes, bars, restaurants and independent boutique shops.

Unusually, the property occupies a very generous plot at the end of the terrace with enclosed gardens, front, rear and side, garage and 'Private' Driveway which, subject to gaining the necessary consents, has development potential.

The front garden is well enclosed by mature hedges and shrubs protecting the raised flower beds / vegetable patches which occupy the rest of the space.

The enclosed and private southerly rear garden is a suburban oasis surrounded by a vast range of plants, shrubs and trees complete with raised deck area.

Set back off the main road, the property is accessed through a separate porch and leads you through into the ground floor accommodation.

The well designed kitchen / diner is situated at the front of the property and blends a bright practical space with a modern and contemporary finish. The kitchen benefits from white gloss wall and base units, quartz work top, under mounted stainless steel sink with mixer tap, inlaid gas hob with extractor over as well as a range of integrated appliances including; slimline dishwasher, washing machine and fridge / freezer and oven.

A large living room occupies the rear of the property and takes full advantage of the southerly aspect with a full width uPVC double glazed window overlooking the mature, enclosed and private garden.

Upstairs, there are three well sized bedrooms, two of which are comfortable doubles, and a modern family bathroom with shower over bath, W/C and basin.

A single garage is also included in an adjoining rank accessed by the private driveway.

Location

The property is conveniently located adjacent to Redland train station, which will take you into the centre of Bristol in approximately 10 minutes, and within a short stroll of the shops, cafes and restaurants of Gloucester Road.

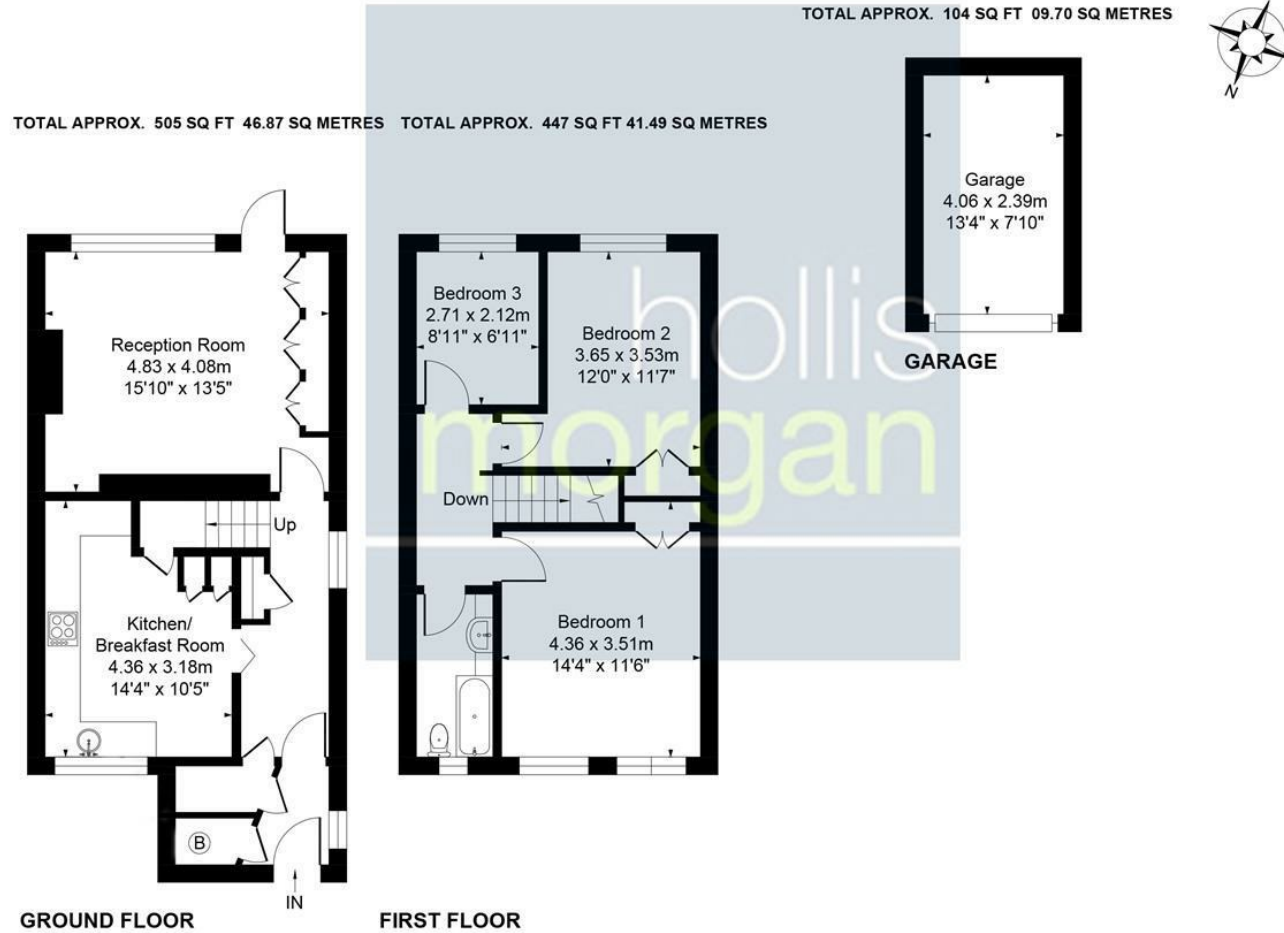
Redland is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Down, excellent amenities on the nearby Gloucester Road, Whiteladies Road and Park Street providing a wide range of supermarkets, shops, restaurants and pubs. With a choice of nearby Redland Green & Cotham secondary schools, both of which have an outstanding OFSTED Rating, as well as excellent access to the City, Bristol Temple Meads and the national rail network, and with easy access to Cribbs Causeway and the region's motorway network, Redland remains an incredibly popular family suburb.

Tenure

Freehold



23 South Road, Redland, BS6 6QP
 APPROX. GROSS INTERNAL FLOOR AREA 1056 SQ FT 98.07 SQ METRES



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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	85
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	65
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	87		65
	68		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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