

estate agents **auctioneers**

**hollis
morgan**



1 The Grove Hampton Road, Redland, Bristol, BS6 6JG

£610,000

Hollis Morgan - A period style 1300 Sq Ft townhouse with generous rear garden and private parking

Description

The property is positioned within an attractive rank of period influenced townhouses which were constructed in 1996, internally the property offers spacious 1300 sq ft accommodation set over three floors with a garden to the rear which provides access to private parking spaces. The ground floor of the home offers a spacious kitchen to rear with utility area, dining room, utility room and Separate W.C. The first floor comprises large full width bedroom with en suite and lounge area. To the top floor three bedrooms are located, two of which have the added benefit of integrated storage. A family sized bathroom completes the accommodation. Although well cared for since constructed the house now requires some basic cosmetic updating throughout.

Ground Floor;

Entrance Hall

Entrance porch, Window to side elevation, under stairs storage.

Reception/Dining Area (11'10 x 13'10 into bay)

Bay window, radiator, period style fireplace.

Kitchen (9'9 x 13'10)

Window over looking garden, matching wall and base units, stainless steel sink, laminated work surfaces with tiled surround, oven with gas hob and extractor canopy, plumbing for appliances, gas boiler, radiator, dining area, access to rear garden via french doors.

Utility Room (9'9 x 5'3)

Matching base units, stainless steel sink, laminated work surfaces with tiled surround, radiator, plumbing for appliances.

First Floor;

Bedroom 1 (12'8 x 13'10)

Bay window to front, radiator, pine flooring.

En Suite

Three piece suite which includes low level W.C, wash basin and shower cubicle.

Reception/Bedroom (13'1 x 13'10)

Sash style windows to rear, radiator.

Top Floor;

Bedroom 2 (13 x 7'9)

Window to rear, radiator, integrated storage.

Bedroom 3 (12'9 x 7'9 into bay)

Bay Window to front, radiator, integrated storage.

Bedroom 4/ Study

Window to front, radiator.

Bathroom

Family bathroom comprising wash basin, low level W.C, bath with overhead shower, window to rear, radiator.

Outside/Rear of the property

Private Lawned rear garden with decked area, parking for two vehicles.

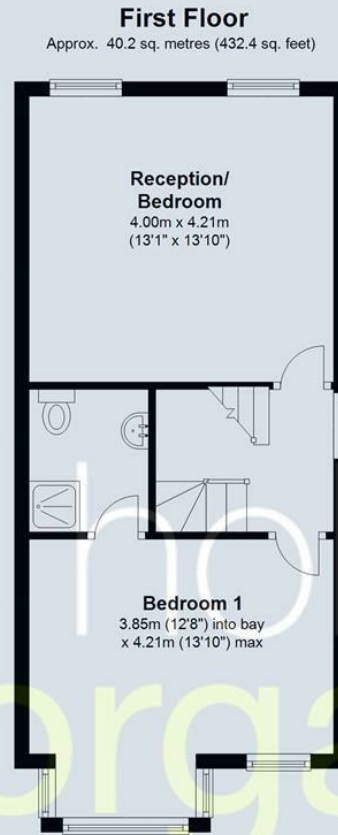
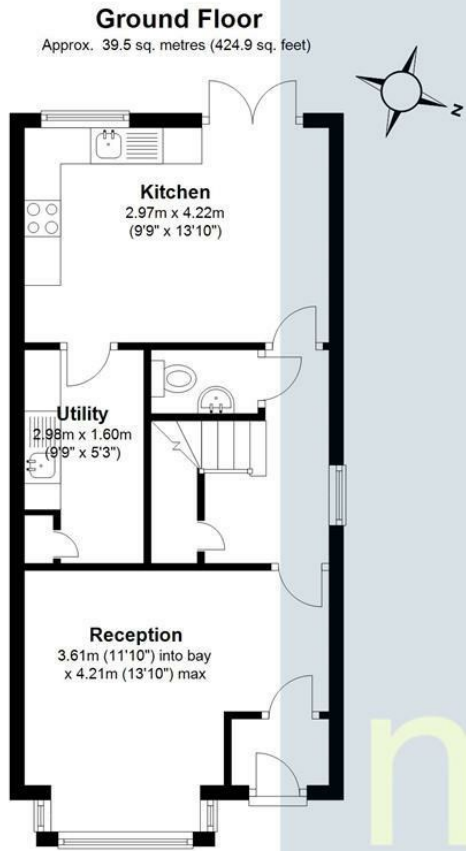
Location

Hampton Road is located in the heart of residential Redland which has a strong local identity with its own individual shops and restaurants. Whiteladies Road with its eclectic range of restaurants, boutiques, wine bars and shops and Clifton Down shopping centre are both within half a mile. Clifton Village and the University of Bristol are all within one and half miles. 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. Local bus routes are located on Hampton Road, and both Redland Green and Clifton Down railway stations are nearby. Redland also offers easy access to the M4 and M5 motorways.

Tenure

Freehold.





Total area: approx. 119.8 sq. metres (1289.8 sq. feet)

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

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

1 The Grove Hampton Road, BRISTOL

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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