

estate agents **auctioneers**



**16 Chapel Green Lane, Redland, Bristol, BS6 6UA**  
**£499,950**

Hollis Morgan - A light & airy 1950's family home with spacious 1163 Sq ft accommodation arranged over two floors with private garden and garage. Cosmetic updating required throughout.

### Description

No 16 Chapel Green Lane is a generously proportioned family home positioned on a sought after road in the heart of Redland, all though well cared for the house now requires cosmetic updating throughout. The accommodation briefly comprises entrance hall, lounge complete with bay window and fireplace, dining room and separate kitchen. To the first floor three well-appointed bedrooms are located with bathroom and separate W.C. The property also has the added benefit of gas central heating and double glazing. Externally the house enjoys a level garden to the rear and single garage with vehicle access.

### Hallway

Entrance vestibule, radiator, under stairs storage.

### Lounge ( 13'10 x 14 )

Bay window to front elevation, fireplace, radiator.

### Dining Room ( 12'5 x 11'11)

Window to rear, fireplace, radiator.

### Kitchen/Breakfast Room ( 18'11 x 7'11)

Fitted kitchen with a range of matching wall and base units, pantry, window to rear, radiator, dining area. ( Additional W.C accessed externally)

### Bedroom 1 ( 14'4 x 12'1 )

Bay window to front elevation, storage cupboard, radiator.

### Bedroom 2 ( 12'5 x 12'1 )

Window to rear, radiator, storage cupboard, wash basin.

### Bedroom 3 ( 10'11 X 8 )

Window to front elevation, radiator, integrated storage space.

### Bathroom/Separate W.C

Bath with overhead shower and tiled surround, wash basin, window to rear, separate W.C.

### Outside

Front and rear gardens with side access. Single garage with up and over door.

### Location

The property is located within a short level stroll of the shops, cafes and restaurants of Whiteladies road and Chandos 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. Redland also offers easy access to the M4 and M5 motorways.

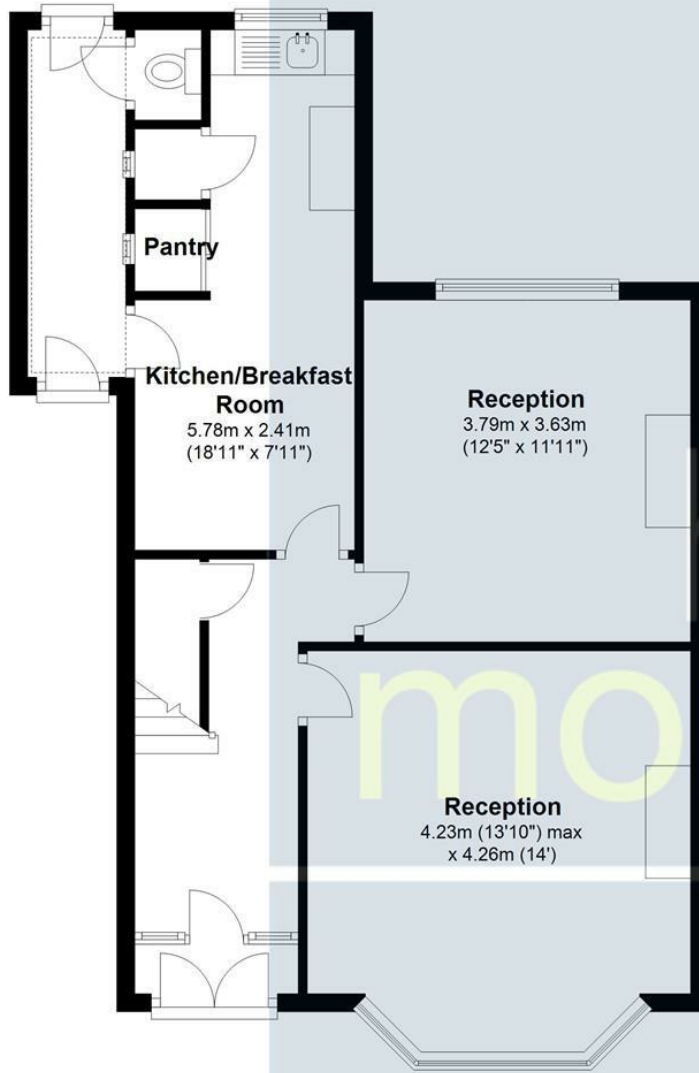
### Tenure

Freehold.



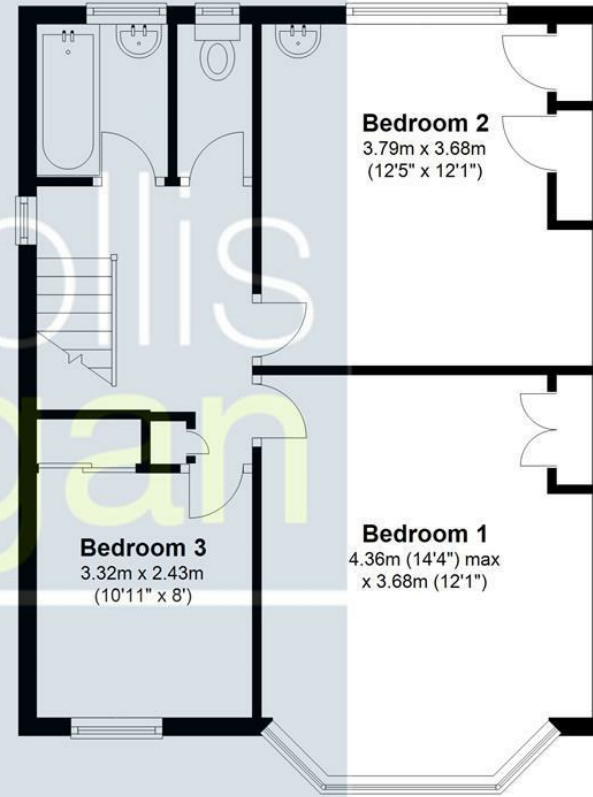
## Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



## First Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



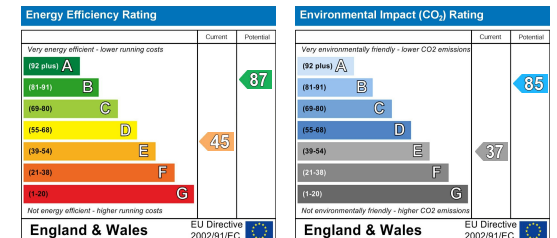
Total area: approx. 108.1 sq. metres (1163.6 sq. feet)

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