

estate agents **auctioneers**



18 Abbotsford Road, Redland, Bristol, BS6 6HB  
£1,000,000

A truly magnificent four story Victorian home which has been in the same ownership for over 60 years. Complete renovation required.

- Victorian Family Home
- Four floors
- Potential for self-contained flat
- Front and back garden
- Modernisation Required
- Fantastic Location

### The Property

This is a rare opportunity to acquire and renovate a prime semi-detached Victorian property in this very sought-after area of Redland. No.18, Abbotsford Road occupies a commanding position on this leafy street close to Cotham Hill and Whiteladies Road.

The stone-fronted six-bedroom period house is arranged over four floors and is a prime example of a quintessential fine Victorian home with an abundance of period features, intricate ornate coving, ceiling roses, stained glass, large sash bay windows, original cast iron fireplaces and high ceilings.

The property is primarily arranged with three large rooms per floors with access to the garden via the side entrance or the basement.

The property, once restored, could offer versatile accommodation as an elegant family home with self-contained basement apartment.

### Location

Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular suburb. There are excellent amenities on the nearby Whiteladies Road which provide a wide range of supermarkets, shops, restaurants and pubs. A choice of primary and secondary schools are nearby and, in addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network. The property is ideally located for both Bristol University and the Bristol Royal Infirmary.

### Other Information

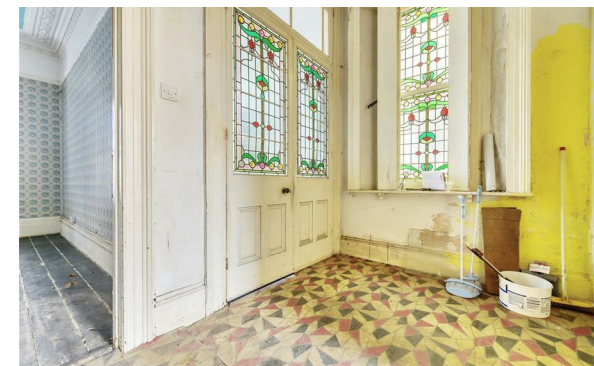
Tenure: Freehold

Council Tax Band: G

Catchment area for SS Peter and Paul Primary School

### Please Note

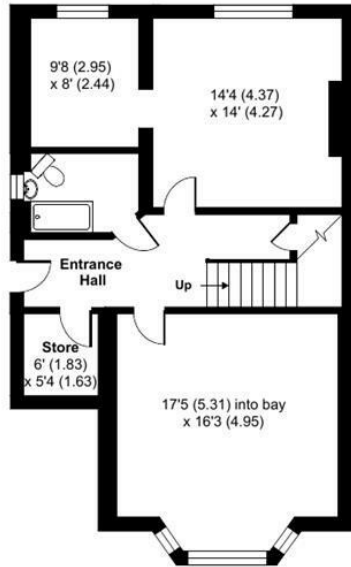
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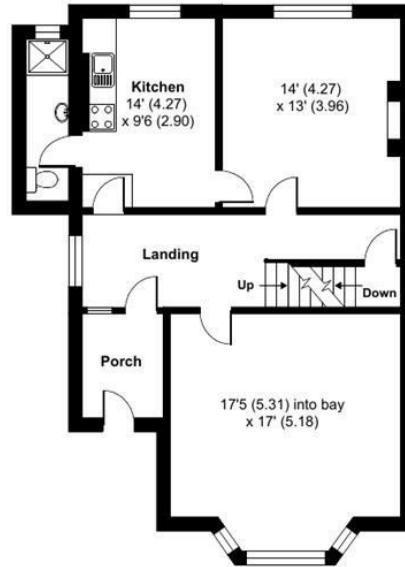
# Abbotsford Road, Redland, Bristol, BS6

Approximate Area = 3354 sq ft / 311.5 sq m

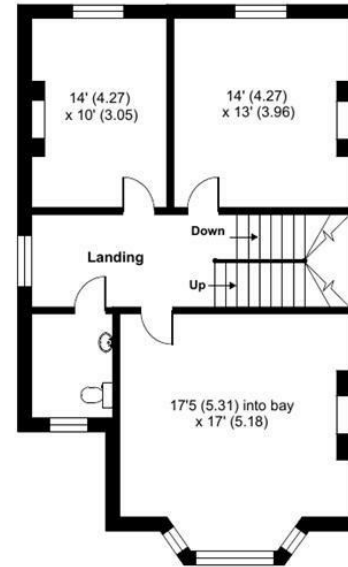
For identification only - Not to scale



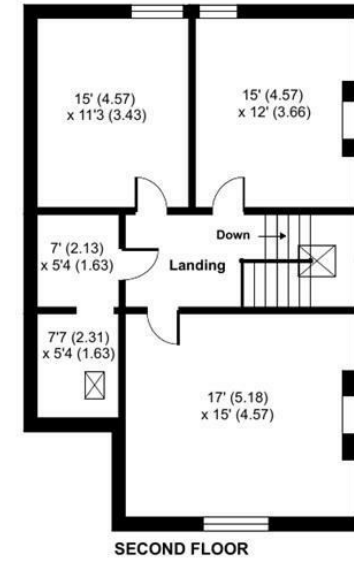
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Hollis Morgan. REF: 828766



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>25</b>		<b>1</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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