

estate agents **auctioneers**

**hollis
morgan**

6 South Terrace, Redland, Bristol, BS6 6TG
Offers In Excess Of £600,000

Hollis Morgan - A charming "Regency Style" cottage located in a quiet enclave of Redland a quick stroll from the vast range of amenities Whiteladies Road has to offer. No onward chain.

- A Rare Period Gem
- Three Double Bedrooms
- Arranged Over Two Floors
- Characterful Period Features
- Gas Central Heating
- Large Front Garden
- A Short Walk From Whiteladies Rd
- Chain Free

The Property

This quintessential "Regency Style" cottage is full of charm and character and forms part of a terrace of similar properties in a sought after and exclusive enclave just off Lower Redland Road within a short walk of the shops, restaurants and other amenities of Whiteladies Road. Redland is predominantly an area of larger Victorian houses so properties in this location of a manageable size are extremely rare. The property epitomises period style living but provides an ideal opportunity for an imaginative buyer to impose their own interpretation of modern day trends. Some basic updating will, undoubtedly, enhance the existing period features.

The house has colour washed rendered elevations and occupies a fine location standing back from the road with a generous and mature landscaped front garden (circa 15 meters long) with a small courtyard to the rear.

The Freehold accommodation is arranged over two floors (1240 Sq Ft) and comprises a sitting room, dining room, kitchen and cloakroom on the ground floor with three bedrooms and a bathroom on the first floor. Gas central heating ensures this period gem is kept cosy in the winter whilst the garden provides an additional recreational space for the summer. Sold with vacant possession and no onward chain.

Location

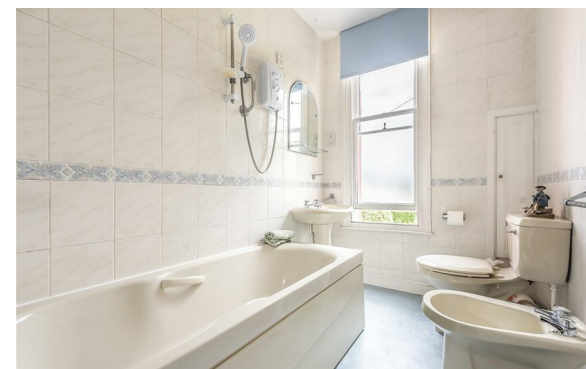
Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular family suburb.

The area offers a mix of suburban convenience, with open green spaces such as Durdham Downs within only 300m. There are excellent amenities on the nearby North View and both Whiteladies Road and Park Street 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.

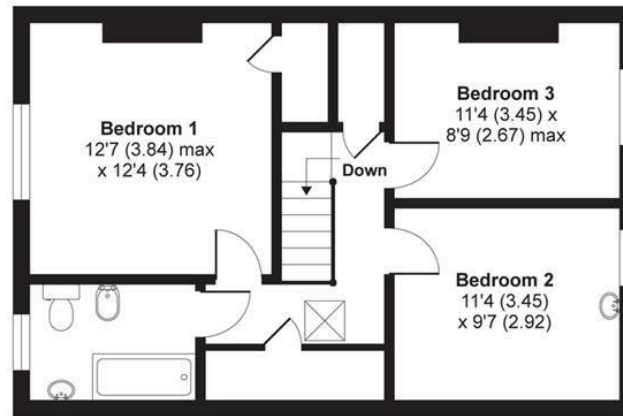
Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

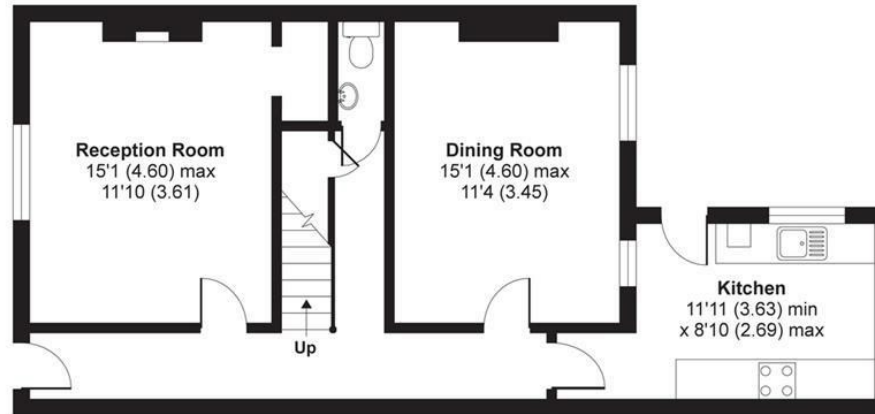


South Terrace, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 1240 SQ FT 115.1 SQ METRES



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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