



MAGGS
& ALLEN

16 ROKEBY AVENUE
REDLAND, BRISTOL, BS6 6EL
£950,000

A sizeable, five bedroom Victorian family home located in a quiet and desirable pocket of Redland offering a south-westerly facing garden, off-road parking and generous accommodation. Offered to the market with no onward chain.

Approach

From Rokeby Avenue, a wrought iron gate opens onto a paved pathway leading to the front door, as well as side access to the rear garden. You will also find a driveway providing off-road parking, and a mature front garden.

Ground Floor

A wide front door opens into a grand and welcoming entrance hall, retaining original detailing including cornicing, high ceilings and a wide, original staircase rising to the first floor landing. You will also find access to and understairs storage cupboard, as well as doors leading to the principal rooms.

The front reception room spans the width of the property - and as with much of the rooms, features a range of period details including high ceilings, cornicing, feature fireplace and a beautiful, large bay window to front. Towards the rear of the house, there are two further reception rooms which could be knocked together to create a large, open-plan kitchen/dining area. The kitchen is accessed off the dining room, and comprises a range of wall and base-mounted units with work surfaces and a window overlooking the garden. Off the kitchen, you will find a utility area, storage room, WC and door leading to the rear garden.

First Floor & Mezzanine

Ascending to the first floor, you will find four spacious double bedrooms, all of which benefit from ample fitted storage. Although in need of modernisation, all of the bedrooms feature high ceilings and large windows allowing for an abundance of natural light. The bathroom is also a generous size; encompassing a large bath, toilet and sink with dual frosted glass windows to the side elevation.

From the landing, a second staircase provides access to a fifth double bedroom - incorporating a kitchenette and fitted storage. Also on this level is a large storage cupboard and access to the loft; which also offers potential for conversion.

Rear Garden

A private, south-westerly facing garden benefiting from sunlight throughout the day. Primarily laid to artificial turf, with a patio area for seating and mature borders to the sides and rear of the garden. A wooden side gate provides access to the front of the property.



Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

Schools

Cotham School - Distance: 0.17 miles

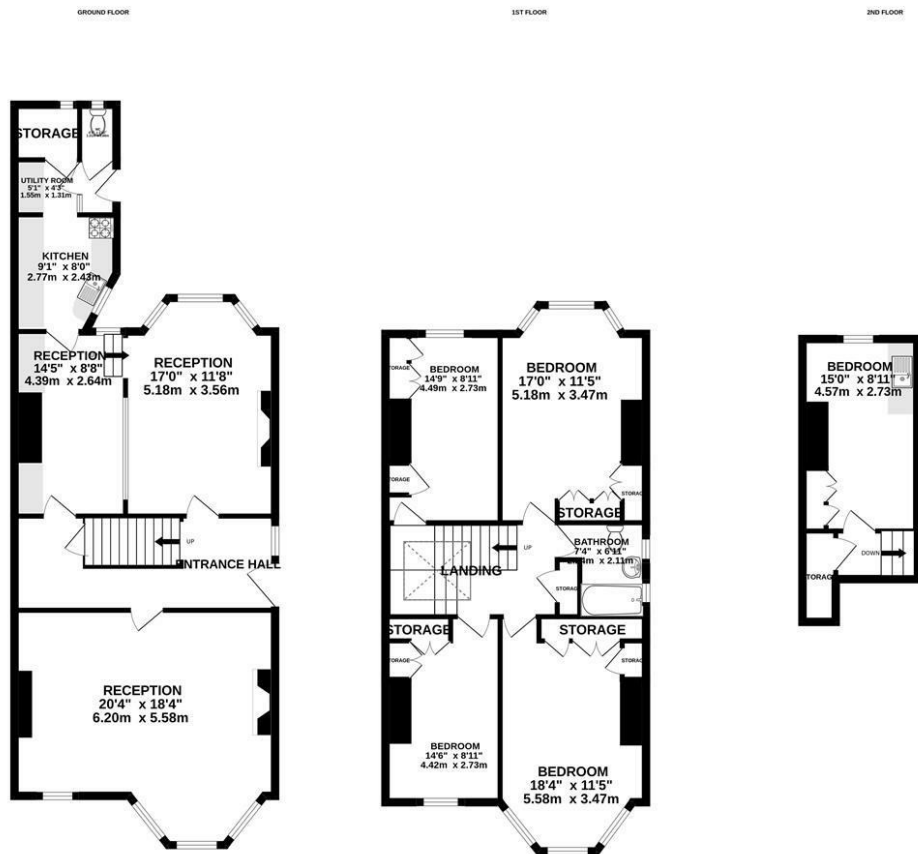
Ss Peter and Paul RC Primary School - Distance: 0.19 miles

Cotham Gardens Primary School - Distance: 0.2 miles

Redland Green School - Distance: 0.48 miles

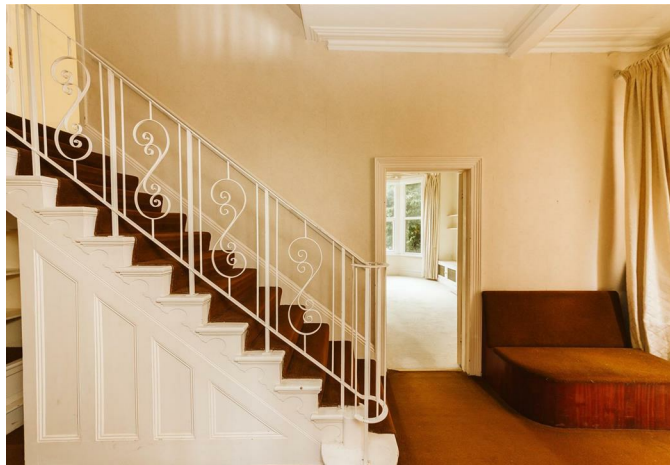
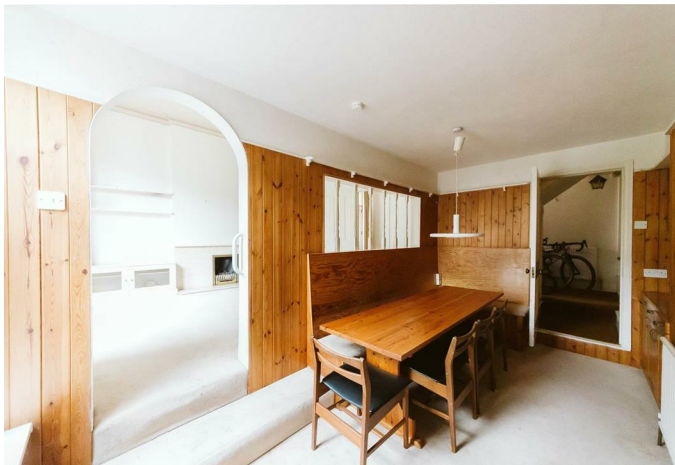
E-Act Montpelier High School - Distance: 0.52 miles





TOTAL FLOOR AREA : 1934sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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- Five double bedroom semi-detached Victorian residence
- Three reception rooms with separate kitchen
- Boasting excellent proportions throughout
- Sunny, south-westerly facing rear garden
- Off-road parking and front garden
- Immense scope for modernisation
- Set in a quiet road, within an ever-popular pocket of Redland
- Retaining an array of original detailing
- Offered to the market with no onward chain

Guide Price: £950,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: E

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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