



MAGGS
& ALLEN

70 HARCOURT ROAD
REDLAND, BRISTOL, BS6 7RE
Asking Price £725,000

A three-bedroom semi-detached property with a south-westerly facing garden. Offering well-balanced rooms and an extended kitchen/breakfast room, the property is located in the Redland Green School APR and is offered with no onward chain.

Ground Floor

Entered via a leaded and obscured glazed uPVC doorway into a wide hallway with original staircase and understairs storage, providing access to each of the reception rooms and the kitchen/breakfast room. The front reception room - currently utilised as a dining room - features a square bay offering an impressive elevated outlook of the locality and a side aspect window that allows yet further natural light into the room through the day.

The second reception offers a pleasing outlook to the rear garden via glazed double doors with top lights bordered by two windows. The south-westerly facing aspect of the room ensures a light-filled space through much of the day. Adjacent is an extended kitchen/breakfast room; featuring a range of base units and a breakfast bar, with space for breakfast table if desired.

The layout of the ground floor offers scope to extend to the rear if desired, subject to necessary planning permissions.

First Floor

The first floor offers three well-balanced bedrooms and a four-piece bathroom.

The master bedroom is a sizeable double with a garden-facing outlook. Currently fitted with a corner bath and basin, this space could be utilised instead to house an en suite. The room features an air-conditioning unit, uPVC window and picture rails complemented by neutral décor.

The second bedroom is a comfortable double room offering elevated views of Redland and Bishopston. Decorated neutrally, retaining original picture rails and a uPVC window with leaded top lights.

Bedroom 3 is a single room, also offering elevated views. Retaining original coving and featuring a uPVC window with leaded top lights.

Completing the first floor is a four-piece bathroom fitted with a matching suite comprised of: walk-in shower enclosure, bath, basin and WC. Finished with a uPVC obscured window and partially tiled walls.

Externally

The south-westerly garden is accessible from the rear reception room, kitchen and a side gate, and the favourable aspect ensures a sunny position through the day and early evening.

The garden features an L-shaped patio that leads in turn to the hard standing at the rear. This historically housed a garage that could be reinstated, or utilised as parking if desired. A sizeable lawn features flowers borders, with panel fencing to the boundaries.

Completing the external aspect of the property is a WC sat adjacent to the reception room.

Schools

Redland Green School - Distance: 0.24 miles

Westbury Park School - Distance: 0.28 miles

St Bonaventure's Catholic Primary School - Distance: 0.33 miles

Henleaze Junior School - Distance: 0.54 miles

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.

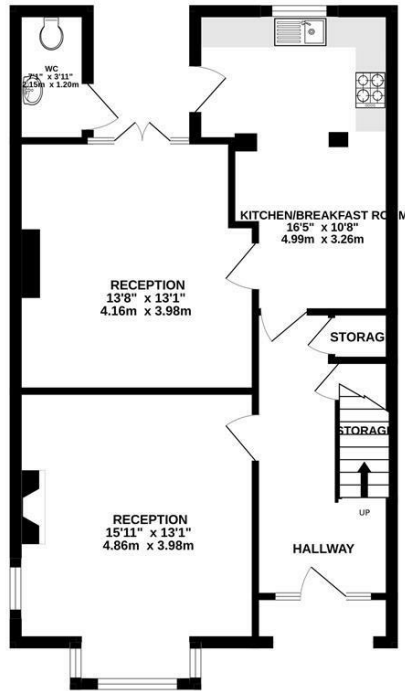
Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.

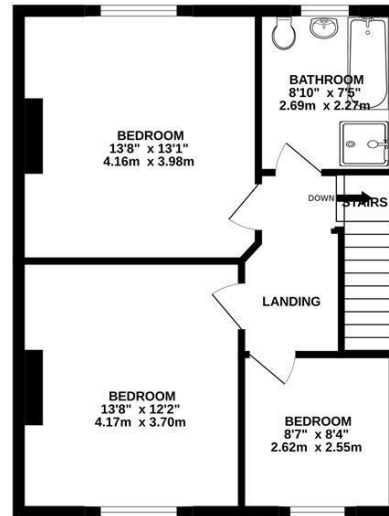
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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- Three-bedroom semi-detached property
- South-westerly facing garden
- Two reception rooms
- Kitchen/breakfast room
- Side access to garden
- Hard standing in rear garden, scope for parking or garage STPP
- Redland Green School APR
- Offered with no onward chain

Guide Price: £725,000

Tenure: Freehold

Council Tax Band: D

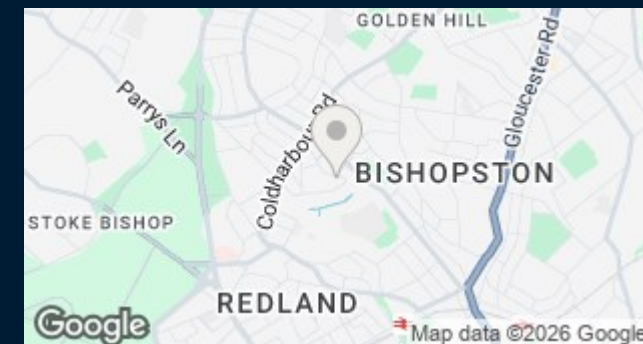
EPC Rating: D

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. Please contact the office to confirm any details.





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