



MAGGS  
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**20 SOUTH ROAD**  
REDLAND, BRISTOL, BS6 6QP  
**Guide Price £489,000**





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A superb opportunity to purchase a house in the heart of Redland, with a south facing garden and parks, cafes, schools all on your doorstep. This house is bursting with potential and is offered with no onward chain!

On the ground floor there is a kitchen/breakfast room with fitted cupboards allowing for lots of storage, a 'NEFF' oven, induction hob and extractor, and a larder cupboard. There is a large living room with attractive grey carpets, very large window letting in a great deal of light from the southerly aspect and door to the back garden.

On the first floor there are three bedrooms, all with stripped wooden flooring, the master is spacious with large fitted cupboards. The second bedroom is also a well-proportioned double with a large fitted cupboard and the third is a good-sized single with fitted shelving. The bathroom is fitted with white tiled walls, bath with shower over, WC and sink with storage below.

Externally, there is the aforementioned south west facing garden which enjoys privacy and is mostly paved with border planting. There is also a front garden with mature shrubs and hedges.

Montpelier High School approx. 0.52km

Cotham School approx. 0.60km

Redland Green School approx. 0.61km

#### Location

Redland is an affluent suburb in Bristol and is situated between Clifton, Cotham, Bishopston, Henleaze and Westbury Park. This area is popular with families particularly with Redland Green Secondary School located just minutes away. Redland is known for its attractive houses set on tree lined roads with its local park as well as fantastic shops and restaurants. Set in a convenient location next to Redland station and only a short stroll to the eclectic range of independent shops, cafés and restaurants lining the popular Gloucester Road.

#### Directions

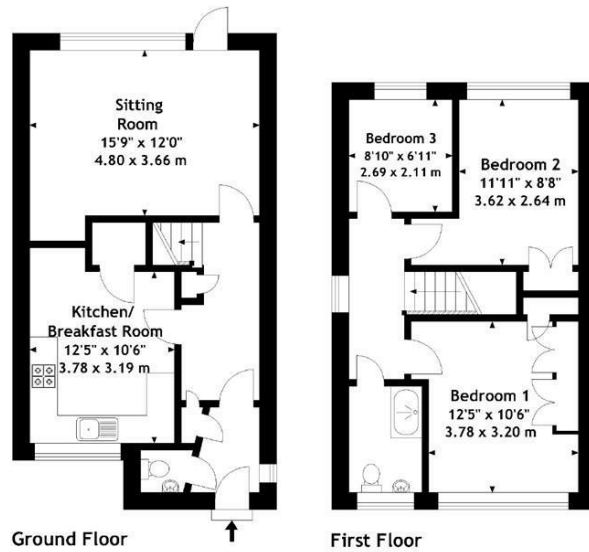
From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. At the second set of traffic lights, turn right onto Kersteman Road. Turn left onto Redland Court Road and then left onto Redland Road and at the roundabout. Take the third exit onto South Road.



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

**20 South Road, Redland, Bristol BS6 6QP**

Approx. Gross Area 865.60 Sq.Ft - 80.40 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan produced by Advantage Matters.



- Approx 651m from Redland Green Secondary School
- End of terrace family home
- 3 Bedrooms
- No Onward Chain
- South west facing rear garden

**Guide Price:** £489,000

**Tenure:** Freehold

**Council Tax Band:** D

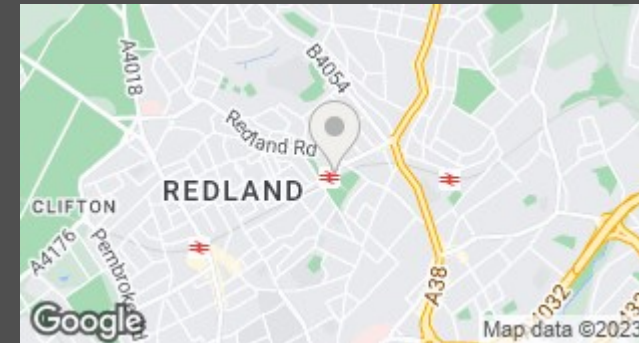
**Local Authority:** Bristol City Council

**Vendors Onward Position:** No Onward Chain

**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.







60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

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