



MAGGS
ALLEN
For Sale

MAGGS
& ALLEN

2 FIDDES ROAD
REDLAND, BRISTOL, BS6 7TN
POA

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POA £950,000

* Internal renovation and garden landscaping now nearing completion - now fully available for viewing! *

This spacious (1,873 sq. ft) 4 double bedroom end of terrace house has undergone a substantial scheme of remodelling, extension and renovation, which creates a unique, contemporary and energy efficient home just 410m from Redland Green School, sitting on a south/west facing plot.

Recently renovated internally, with a substantial two storey extension to the side. Measuring approx. 1,872 sq. ft the house comes with its original external walls with everything internally being newly built.

Arranged over two floors, the property is arranged; entrance porch, hallway, lounge, open plan kitchen/diner with bi-folding doors leading out to the rear garden, utility room, downstairs shower room and an internal access to the integrated garage. To the first floor you'll find 4 bedrooms (master bedroom has its own large en suite with bath tub, plus an additional shower cubicle), a further shower room and a convenient study area. There is scope to extend into the loft (subject to planning permission).

Furthermore, the property benefits from off street parking, generous size rear south/west facing landscaped garden, gas central heating, double glazing, under-floor heating and far reaching views from the rear.

Redland Green School approx 410m
St Bonaventure's Catholic Primary School approx 380m
Westbury Park Primary School approx 559m

Location

Redland is a highly desirable and sought after location close to the wide range of amenities on Coldharbour Road, North View, Henleaze Road and Gloucester Road. There are coffee shops, a Waitrose supermarket and a cinema, as well as organic stores, a local butchers and fishmongers. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway.

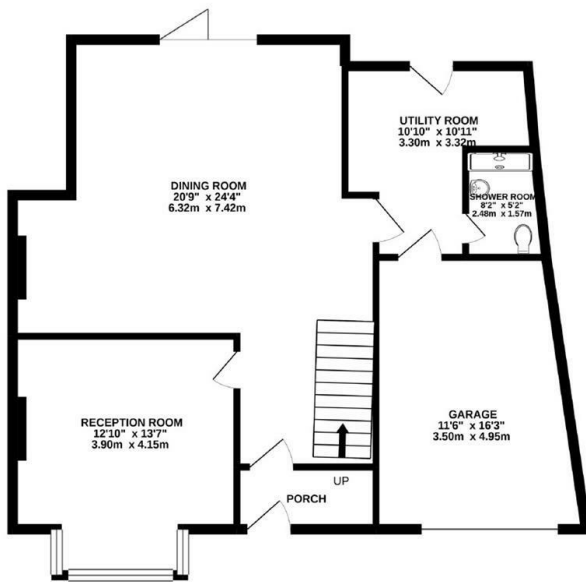
Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. Continue

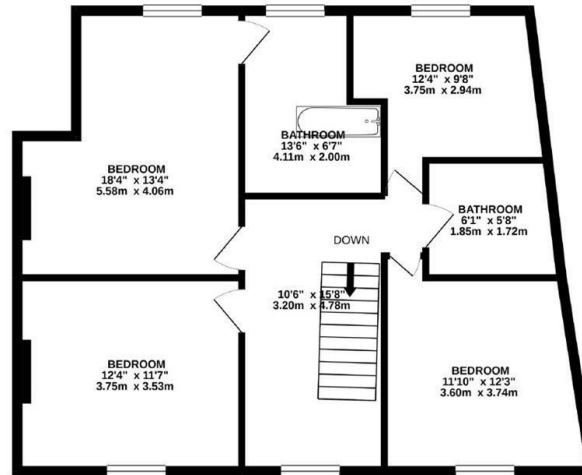


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1873sq.ft. (174.0 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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- Recently refurbished
- Approx 410m from Redland Green Secondary School
- 4 Bedrooms
- Open plan kitchen/diner with bi-fold doors
- A spacious (approx 1,872 sq ft) end of terrace property

Guide Price: POA

Tenure: Freehold

Council Tax Band: D

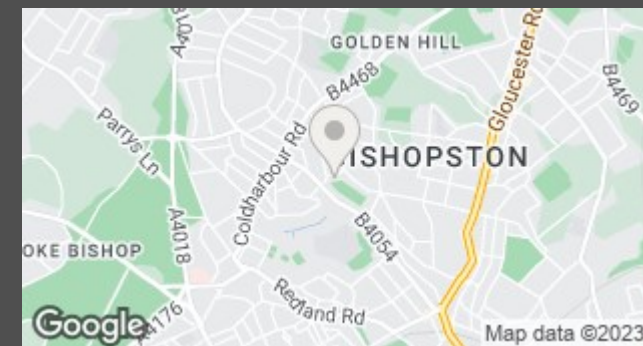
Local Authority: Bristol City Council

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.



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