



Cambridge Lodge, 197a Redland Road, Redland
Guide Price £825,000

RICHARD
HARDING



Cambridge Lodge, 197a Redland Road,

Redland, Bristol, BS6 6XP

RICHARD
HARDING

A fantastic opportunity to purchase a two storey detached house in the heart of Redland, within just 700 metres of Redland Green School and within a short stroll of Durdham Downs. Enjoying off-street parking, a garage and front and rear gardens.

Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Fabulous location close to The Downs and high up in Redland near to local shops, bus connections and Whiteladies Road. Excellent local schools include Westbury Park Primary and Redland Green Secondary.
- **Ground Floor:** entrance hallway, sitting room with double doors through to a dining room/reception 2 which in turn links through to a kitchen/breakfast room, utility, shower room/wc and access to the single garage.
- **First Floor:** landing, three double bedrooms (one with en-suite) and family bathroom/wc.
- Exciting potential to cosmetically update or completely transform, depending on one's requirements.





GROUND FLOOR

APPROACH: via dropped curb and double gates providing access into a driveway which affords off-street parking for a least one vehicle. The driveway leads beside a pretty front garden towards the covered entrance and the main front door of the house.

ENTRANCE HALLWAY: welcoming entrance hallway with glazed panels to either side of the front door providing natural light. Staircase rising to first landing, radiator, ceiling coving, understairs storage cupboard, wall mounted thermostat control for central heating. Doors leading off to the kitchen/breakfast room and to the:-

SITTING ROOM: (16'11" x 12'11") (5.15m x 3.94m) good sized sitting room with large double glazed windows to front overlooking the attractive front garden. Feature fireplace with gas coal effect fire, ceiling coving and radiator. Double door providing sociable connection through to:-

DINING ROOM: (12'7" x 11'2") (3.84m x 3.39m) good sized second reception room with ceiling coving, radiator and built-in cupboards. Door connecting though to the kitchen/breakfast room and further double glazed double doors accessing the:-

CONSERVATORY/GARDEN ROOM: (10'9" x 10'6") (3.27m x 3.19m) double glazed windows on three sides with a part double glazed door accessing the rear garden. Radiator, inset spotlights, tiled floor.

KITCHEN/BREAKFAST ROOM: (12'7" x 8'5") (3.84m x 2.57m) fitted kitchen comprising base and eye level cupboards and drawers with roll edged worktop over and inset 1½ bowl sink and drainer unit. Appliance space for a cooker. Integrated slimline dishwasher and integrated fridge. Inset spotlights, double glazed window to rear overlooking the rear garden, radiator. Part glazed door accessing the rear lobby, which in turn has doors out to the rear garden, a recessed larder, a shower room/wc and:-

UTILITY ROOM: (9'2" x 7'0") (2.78m x 2.13m) appliance space and plumbing for washing machine and dryer, high level double glazed window to rear, built-in units with inset sink and a door accessing the garage.

SHOWER ROOM/WC: small shower enclosure with electric wall mounted shower, low level wc, wall mounted wash basin, radiator, inset spotlight and extractor fan.



FIRST FLOOR

LANDING: L-shaped landing with plenty of natural light provided by the double glazed window to the side elevation. Doors lead off to all three double bedrooms, bathroom and a good sized airing cupboard housing the gas central heating boiler. Loft hatch provides access to a loft storage space

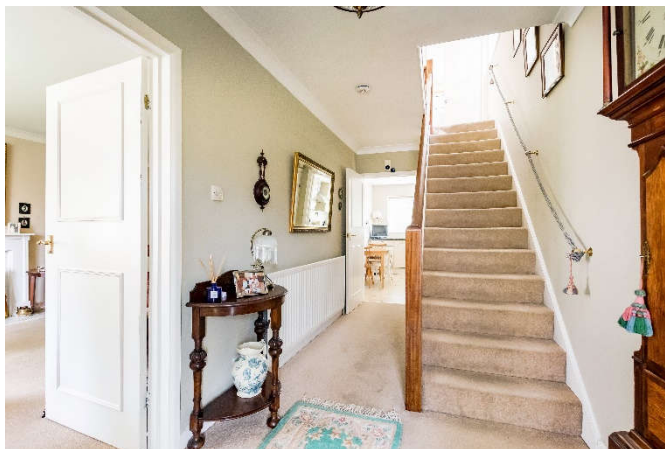
BEDROOM 1: (20'0 x 10'0) (6.09m x 3.04m) a double bedroom with double glazed window to rear, recessed wardrobes, radiators and door accessing the:-

En-Suite Shower Room/wc: shower enclosure, low level wc, wash handbasin set into a storage cupboard, radiator and extractor fan.

BEDROOM 2: (13'5" x 11'4") (4.09m x 3.44m) a double bedroom with large double glazed window to the front elevation, radiator and built-in wardrobes.

BEDROOM 3: (12'8" x 8'6") (3.87m x 2.58m) smaller double bedroom with double glazed window to front elevation, radiator and built-in wardrobe.

FAMILY BATHROOM/WC: low level wc, panelled bath with wall mounted shower over, pedestal wash basin, tiled walls, double glazed window to side elevation, shaver point and radiator.



OUTSIDE

DRIVEWAY PARKING AND FRONT GARDEN: the property has the rare advantage of gated off-road parking for at least one car with a pretty lawned front garden beside with flower borders containing various shrubs. Useful gated side access to the rear garden. Attractive period front boundary wall. The driveway leads up to the:-

GARAGE: (14'6" x 9'2") (4.43m x 2.79m) single garage with up and over door, wall mounted fuse box, electric and gas meters, power, light and water tap. Door connecting through to the utility room.

REAR GARDEN: low maintenance rear garden mainly laid to paving with ample space for outdoor dining and entertaining. There is an outdoor tap, useful gated access through to the front garden, attractive brick and stone boundary walls and flower borders containing various shrubs, climbers and roses.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- 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.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



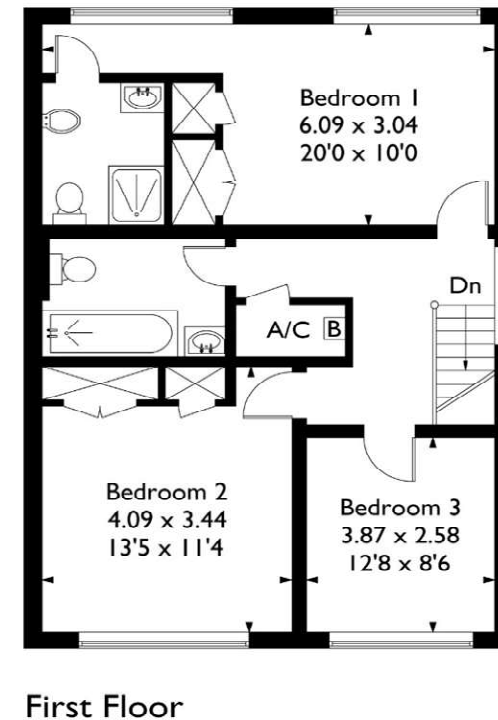
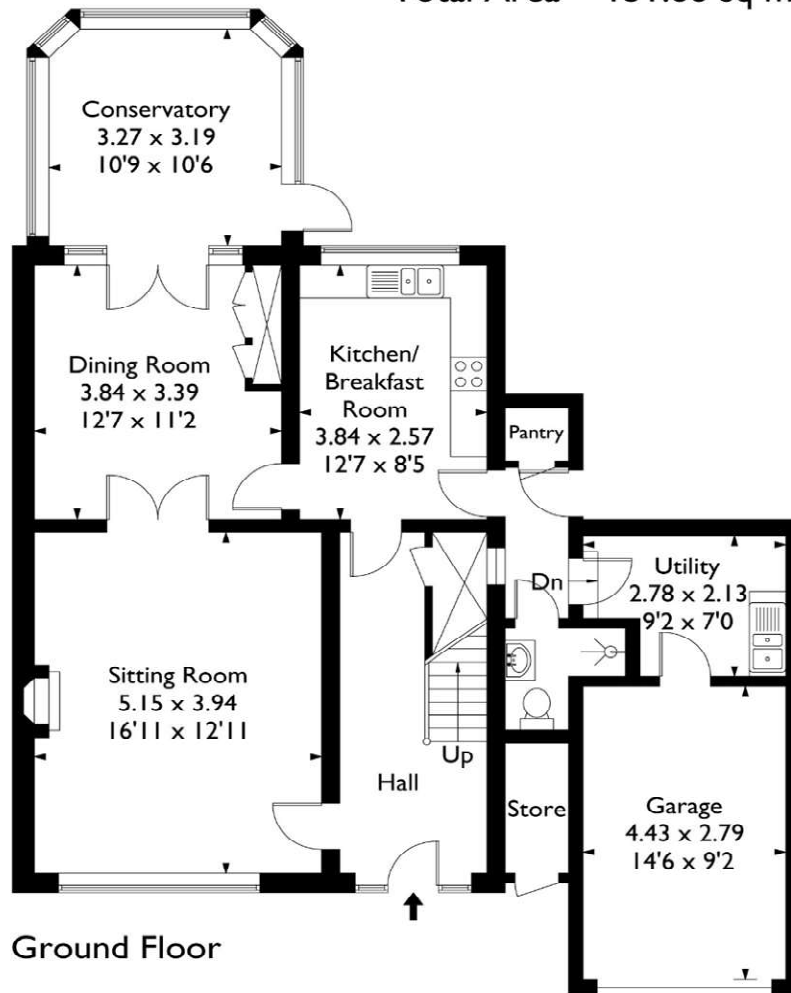
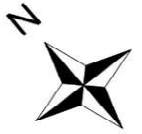


197A Redland Road, Redland, Bristol BS6 6XP

Approximate Gross Internal Area = 139.56 sq m / 1502.21 sq ft

Garage Area = 12.32 sq m / 132.61 sq ft

Total Area = 151.88 sq m / 1634.82 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.