



94B Cairns Road, Redland, Bristol, BS6 7TG

Guide price £479,950

**maggs
+ allen**

estate agents

CAIRNS ROAD, BRISTOL, BS6 7TG

Positioned in an elevated position on a popular road within Redland is this extended semi-detached bungalow. Accommodation comprises; large and bright living room, modern fitted kitchen, dining room, 3 bedrooms, one of which is on the ground floor along with the shower room. The property has well-maintained front and rear gardens as well as a garage which has power, light and rear lane access. The property also benefits from plenty of storage, gas central heating and double glazing and is located within 500 metres of both Redland Green Secondary School and St Bonaventure's Primary School. The shops and amenities of Henleaze Road and the popular Durdham Downs are also nearby.

Location

Nestled between Bishopston and Redland, within walking distance to a host of amenities, restaurants and bars found on Bristol's eclectic Gloucester Road. Within proximity are a host of schools both primary and secondary, state and independent and 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 and Allen office on Northumbria Drive, continue onto Linden Road and then turn left onto Coldharbour Road. Shortly after, turn right onto Cairns Road, number 94b can be found on the right hand side.

Room Sizes

Kitchen 12'5 x 8'8

Sitting Room 18'0 x 14'7

Dining Room 10'4 x 9'5

Bedroom Three 13'11 x 9'5

Bedroom One 18'6 x 10'8

Bedroom Two 13'0 x 9'3



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Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

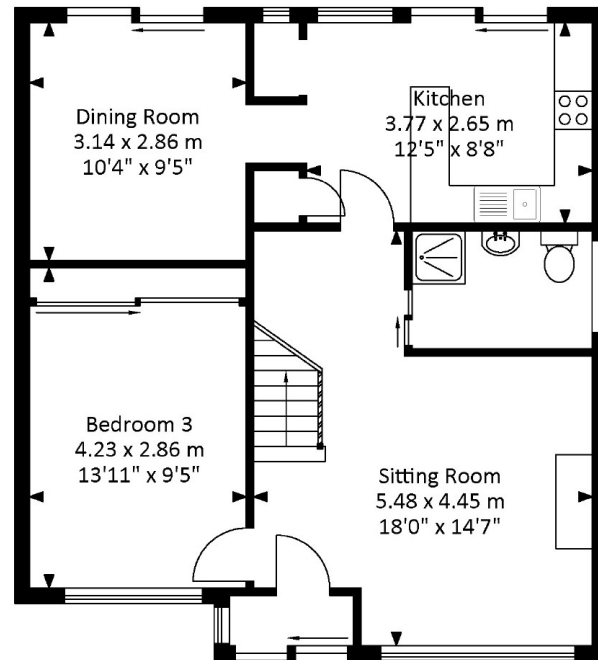
Viewing: By appointment only.

Our Office: 0117 949 9000

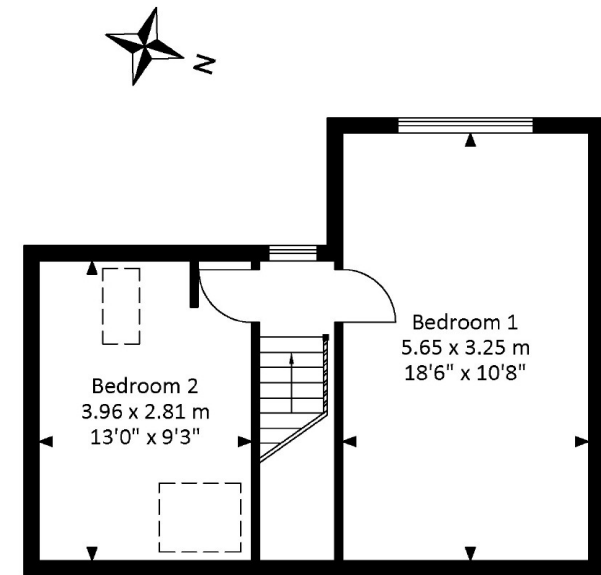
Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

Cairns Road, Redland, BRISTOL, BS6 7TG

Approx. Area 1001.50 Sq.Ft - 93.0 Sq.M



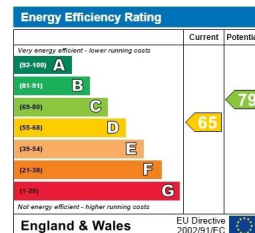
Ground Floor



First Floor

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 Energy Plus.



- A well presented semi-detached bungalow
- 3 Bedrooms

- Garage
- Within 500m of Redland Green School



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