



115 Cranbrook Road, Redland, Bristol, BS6 7DA

Guide price £535,000

**maggs
+ allen**

estate agents

CRANBROOK ROAD, BRISTOL, BS6 7DA

A well-presented three bedroom mid terrace 1920s house, situated less than 200m from Redland Green School with a private south westerly garden and the potential to extend (subject to consents).

Entering through a porch there is a welcoming reception hall with the original wood panelling and useful under stairs storage. The main reception room is to the right and is a light, bright room with a gas fireplace and a very large round bay window with the original stain glass panels encased in modern double glazing. The second reception is to the back of the house and is well proportioned with a large window looking out onto the garden. The kitchen has been recently fitted and boasts modern induction hob, integrated fridge/freezer, fan oven and microwave, washing machine and dishwasher. There are a range of fitted base and wall units with white cupboards with granite effect work surfaces and a door to the garden.

On the first floor there are two double bedrooms, a single bedroom and the family bathroom. The master is to the rear of the house, overlooking the garden and has the original inbuilt storage cupboards. The second bedroom is the largest and has the benefit of the attractive bay window. The third is a single and is currently used as a study. The property has a large loft which could be converted into additional accommodation subject to the necessary planning.

Externally, the house has an 80 foot south west facing rear garden. The garden is stepped and landscaped with a patio area at the bottom, landscaped gravelled area in the middle and lawned area to the top. The garden is very private and the current vendors have designed it to make to most of the space whilst being easy to maintain.

St Bonaventure's Catholic Primary School approx 429m
Bishop Road Primary School approx 768m
Westbury Park Primary School approx 769m
Redland Green School approx 172m

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.

Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road/B4054. Continue straight onto Cranbrook Road. Number 115 will be on the left.



Guide Price: £535,000

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

Council Tax Band: D

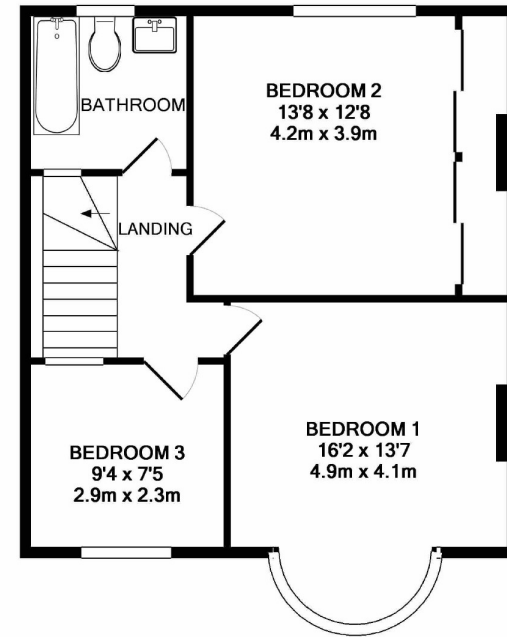
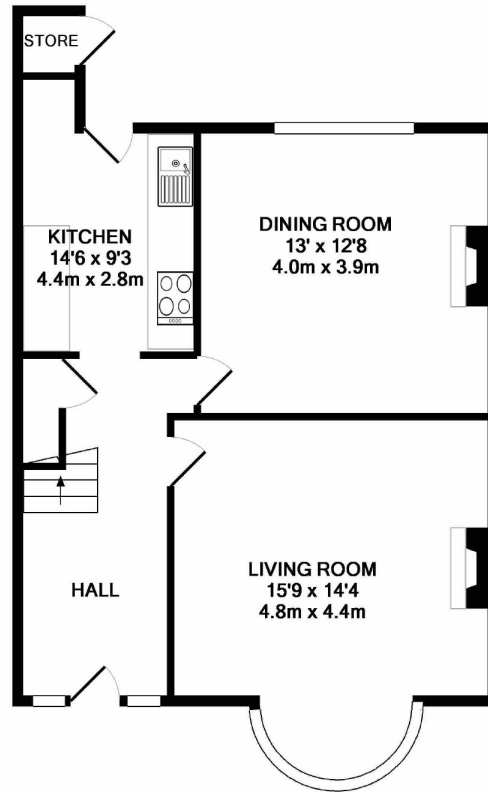
Local Authority: Bristol City Council

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.

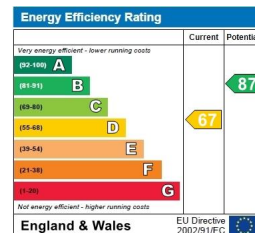


GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- A well presented mid-terraced property
- Approx 172m from Redland Green Secondary School

- 3 Bedrooms
- 2 Reception rooms



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