



101 Cairns Road, Redland, Bristol, BS6 7TG

Guide price £825,000

**maggs
+ allen**

estate agents

CAIRNS ROAD, BRISTOL, BS6 7TG

Rare to the market, this detached 1930s house is in excellent condition and boasts four bedrooms, two receptions plus kitchen/diner, South facing landscaped garden plus off-street parking for a number of cars, all within approx 400m from Redland Green School. The property also offers tremendous potential for extension, subject to consents.

You are welcomed to this stunning house by a large bright entrance hall with original stain glass windows and lots of built in storage. The first reception is to the front of the house and has a modern gas fireplace. The second reception is to the rear and has picture rails and large glass sliding doors to the garden. Both reception rooms have dual aspect windows. The kitchen/diner has a range of base and wall units, tiled floor, inbuilt appliances such as dishwasher, room for a large fridge/freezer and a Kenwood 5 ring gas hob with double oven, room for dining table and chairs and French doors to the garden. There is a downstairs WC with wood panelled walls, sink and WC.

On the first floor there is a bright and airy hall with feature stain glass window. The master is to the front and is a generous double with dual aspect windows and two large built in wardrobes. There are two other double bedrooms, one to the front with dual aspect windows, and one to the rear with fitted cupboard. The final bedroom is a well proportioned single. The family bathroom has tiled floor, large bath with shower over, WC and sink with drawers below. Further benefits include the fully boarded loft with eaves storage and a Velux window.

Externally there is a large landscaped south facing garden with is mostly laid to lawn with rear patio and mature plants and flowers. The garden continues round the side and front and there is a paved driveway providing off street parking for a number of cars, all within approx 400m from Redland Green School.

Redland Green School 410m

St Bonaventure's Catholic Primary School approx 380m

Westbury Park Primary School approx 559m

Bishop Road Primary School approx 753m

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 along and turn left onto Cairns Road. Number 101 will be on the right.



Guide Price: £825,000

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

Council Tax Band: D

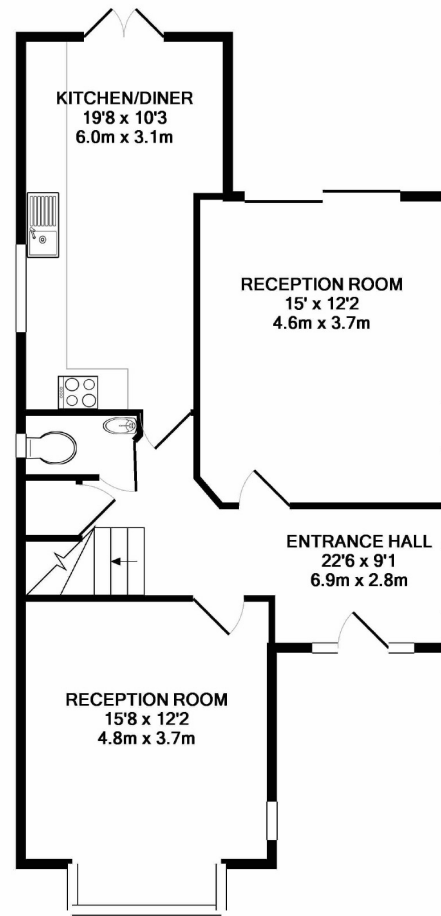
Local Authority: Bristol City Council

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

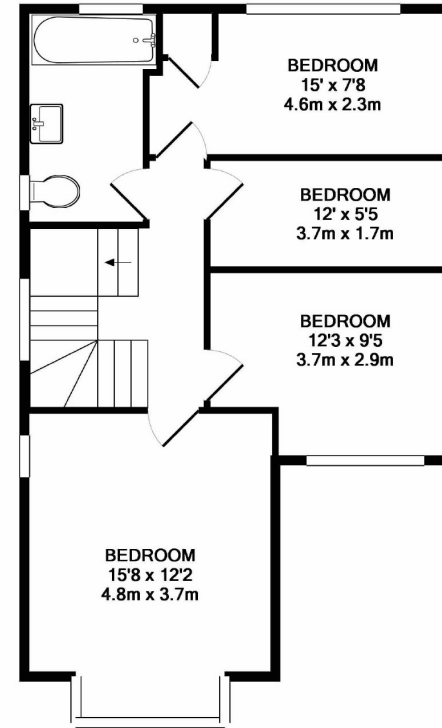
Viewing: By appointment only.

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



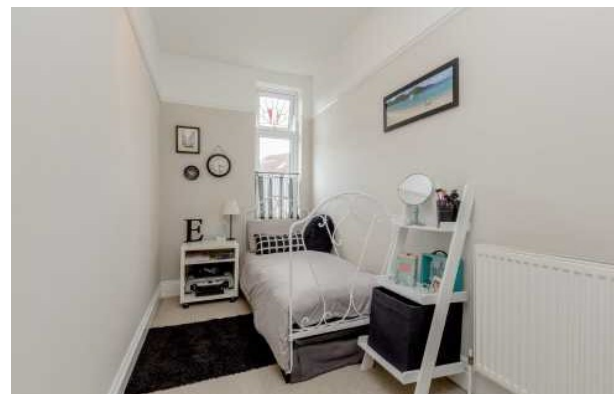
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	42	43
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- A detached 1930s property in excellent condition
- Situated approx 400m from Redland Green School

- Kitchen/Diner
- South facing rear landscaped garden
- Off street parking for several cars



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