



11 Alexandra Park, Redland, Bristol, BS6 6QB

Guide price £670,000

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+ allen**

estate agents

ALEXANDRA PARK, BRISTOL, BS6 6QB

A beautiful and unusual end of terrace period house in the popular area of Redland which benefits from having 4 bedrooms, one which is en-suite and two well-proportioned reception rooms, modern fitted kitchen and new family bathroom. Excellently located in the heart of Redland, this property offers spacious (approx. 1600 sqft) accommodation within excellent school catchment areas.

As you enter the property you are greeted by the hallway with original wooden flooring that leads into a spacious dining room, which has a beautiful period fireplace and a useful storage cupboard. The main reception room has a large double-glazed sash window, which lets in lots of natural light and overlooks the rear garden and has a wood burner plus a storage cupboard with built in shelving.

On the lower ground floor is a modern fitted kitchen which has breakfast bar, range cooker, sink, inbuilt appliances including dishwasher and fridge as well as access out to the rear garden.

On the first floor to your left is the first bedroom, which is a spacious double with a large double-glazed sash window with rear aspect. There is a fitted en-suite which has a shower, W.C. and a sink. There is also a second bedroom which is light and well-proportioned.

On the second floor you have a good-sized landing space and two more bedrooms, one of which has a walk-in wardrobe with the potential to turn into an en suite. There is a large family bathroom with shower and separate bath, sink and WC.

The garden has a patio area up a few steps which has which has space for outdoor furniture and further along the garden there is an area with artificial grass. There are also two sheds which provide plenty of storage. The property has a flat roof with access which could have the potential to be made into a roof terrace (subject to planning).

Cotham Gardens Primary School approx 0.43km

Ss Peter and Paul RC Primary School approx 0.60km

St Johns Church of England Primary School approx 0.74km

Cotham School approx 0.55 km

Redland Green School approx 0.58 km

Location

Redland is a 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 within close proximity. Redland is known for its attractive houses set on tree lined roads with its local park as well as for the eclectic range of independent shops, cafés and restaurants on the ever popular Gloucester Road, Whiteladies Road and Chandos Road.

Directions

From the Maggs & Allen office on Northumbria Drive, continue onto Linden Road. Turn right onto Coldharbour Road. Turn left onto Redland Road. At the roundabout, take the first exit and stay on Redland Road. Turn right onto Fernbank Road and then turn right onto Fair View Drive. Turn left onto Alexandra Park. Number 11 will be on the left.



Guide Price: £670,000

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.

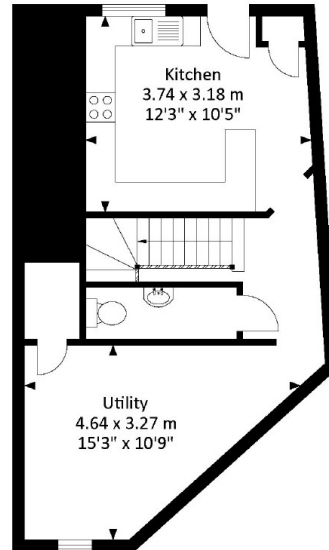
Viewing: By appointment only.

Our Office: 0117 949 9000

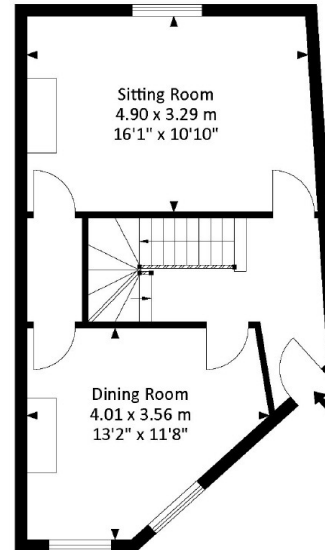
Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

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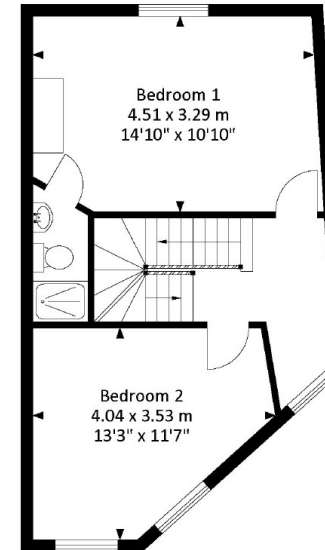
Approx. Area 1612.50 Sq.Ft - 149.80 Sq.M



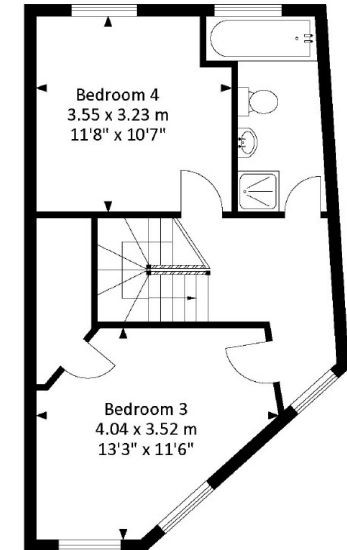
Basement



Ground Floor



First Floor



Second 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- A beautiful & spacious approx (1600 sq ft) end of terrace Victorian house
- Situated in the heart of Redland
- 4 Bedrooms

- Modern fitted Kitchen
- Utility area
- Enclosed rear garden



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