



HALL FLOOR FLAT

12 Chertsey Road, Redland, Bristol, BS6 6NB

Hall Floor Flat

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A one-bedroom hall-floor flat in the heart of Redland, including an additional single bedroom/study and private ownership of a garden to the front.

* ONE DOUBLE BEDROOM * CIRCA 700 SQ. FT * SEPARATE SINGLE BEDROOM/STUDY * PRIVATE OWNERSHIP SOUTH WESTERLY FACING FRONT GARDEN * OPPORTUNITY TO MODERNISE AND REDESIGN * SUPERB LOCATION, QUIET AND YET A MOMENT'S WALK TO WHITELADIES ROAD * OFFERED CHAIN FREE * TWO STORAGE CUPBOARDS * PERIOD FEATURES THROUGHOUT * EPC: E

Situation

Chertsey Road is a sought-after quiet residential road in the heart of Redland; with access to superb local amenities. To the south is the much-loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars, and restaurants including Bravos and Pasta Loco. Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobbys wine bar and Wilsons restaurant.

The property is conveniently located within easy travelling distance of Bristol University (1m) and The University Of The West of England (7.5m) with regular bus services available.

Clifton Down train station is just 0.1 miles away and offers regular services to Bristol Temple Meads.

Bristol is widely regarded as the "gateway to the West" and the M5 is 4.5 miles away, with the M32 1.6 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the southwest.

For Sale: Share of Freehold

This property offers a fantastic location and a wonderful opportunity for someone to redesign and modernise throughout whilst boasting beautiful period features, including; high ceilings, period cornice, a tiled fireplace and large sash windows with shutters in almost all of the rooms.





Upon entering the flat, a generous hallway provides access to each of the various rooms. Immediately to the right is the bathroom which is a good size and features a pair of frosted sash windows, a panelled bath with an overhead shower, sink and W.C.

Adjacent to the bathroom at the end of the hallway is a useful single bedroom which would also make a wonderful study or nursery, like much of the property this room has a large sash window with functioning shutters, high ceilings and a pleasant aspect and a great deal of natural light.

The master bedroom is of very generous proportions and at the rear of the property, this room features a very large sash window with shutters and ample room for a king-size bed, wardrobes and a chest of drawers.

Continuing down the hallway towards the living room, two useful storage cupboards offer a great deal of space with one also housing a combi washing / drying machine.

The living/dining room is of generous proportions and features an impressive triple bay window which overlooks the garden below and allows for light to pour into the room. This room enjoys lots of original period detailing which includes ceiling cornice and rose, window shutters and a feature fireplace.

The kitchen itself is open plan to the living/dining room and is well-appointed, offering a variety of wall-mounted cupboards and drawer storage options, as well as a free-standing oven with gas hob, dishwasher and stainless steel sink. The kitchen has an island with a wooden worktop and breakfast bar for informal dining.

Outside

The flat enjoys private use of a south-westerly facing garden which is situated at the front of the property and can be accessed via the communal front door or footpath on the approach to the flat.

Permit on-street parking is available for multiple vehicles, subject to arrangement via the local Bristol City Council.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

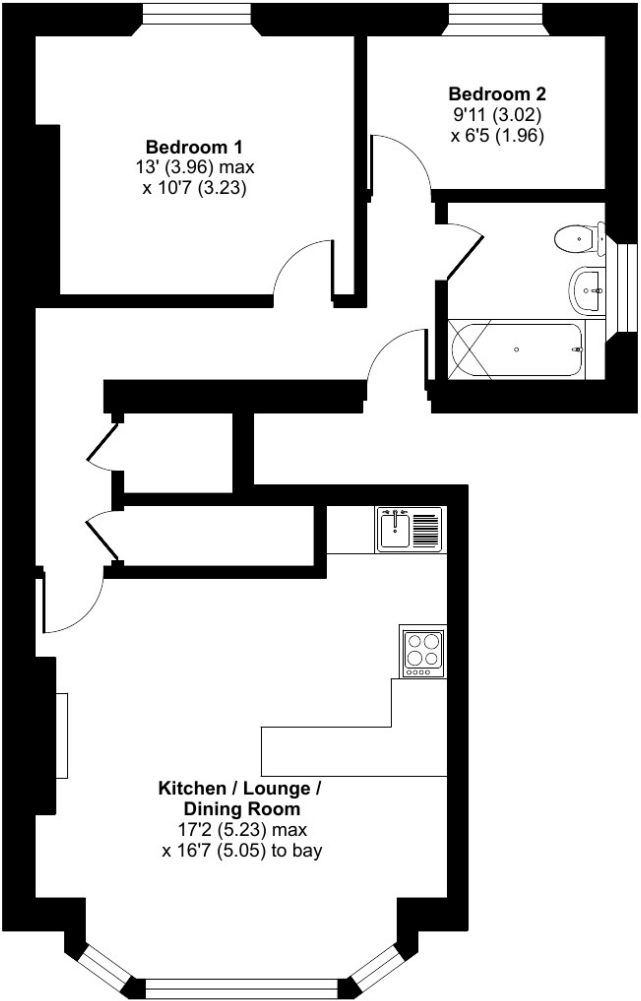
Bristol City Council: Tel: 0117 922 2000.
Council Tax Band: B

Directions: Postcode: BS6 6NB



Chertsey Road, Bristol, BS6

Approximate Area = 692 sq ft / 64.2 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rupert Oliver Property Agents. REF: 1088875



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