



THE GARDEN FLAT

39 Carnarvon Road, Bristol, BS6 7DT

The Garden Flat

39 Carnarvon Road, Bristol, BS6 7DT

A generously proportioned two-bedroom garden flat on the ground floor of a semi-detached property in the heart of Redland.

* A SUPERB GARDEN FLAT WITH PRIVATE FRONT AND REAR GARDENS * APPROXIMATELY 1,125 SQ. FT OF VERSATILE LIVING SPACE * LOCATED WITHIN THE CATCHMENT AREA FOR REDLAND GREEN SECONDARY SCHOOL AND SEVERAL PRIMARY SCHOOLS * STUNNING SITTING ROOM WITH A BAY WINDOW * TWO DOUBLE BEDROOMS * OFFERED CHAIN-FREE * OFF-STREET PARKING IS AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS * EPC: D

Situation

Carnarvon Road is a highly sought-after and tranquil residential street, situated in the heart of Redland.

The property is conveniently close to Gloucester Road and just a mile from The Downs, offering access to around 400 acres of public open space and several charming neighbourhood parks. Within a few miles, you'll find some of Bristol's most prestigious independent schools, including Clifton College, Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Clifton High School, Colston's Girls' School, and QEH, to name but a few.

The area boasts excellent transport links. The A38/Gloucester Road provides easy access to the city centre (1.3 miles to Cabot Circus) and the M32, with the M4/M5 interchange just over 5 miles to the north. Redland Train Station is only 0.3 miles from the property, offering connections to Temple Meads and Parkway, and onwards to the national rail network.

For Sale: Leasehold Interest and Share of Freehold
Upon entering the property, a well kept communal hallway shared with just two other flats leads directly to the flat door.

Stepping inside, there are two spacious double bedrooms on the left. Both feature period detailing and large east-facing sash windows that overlook the front garden, enjoying plenty of natural light throughout the day.

Continuing down the hallway, you'll find a fully tiled bathroom equipped with 'Porcelanosa' bath, overhead shower, sink, WC, and





a heated towel rail. There's also a handy under-stair storage cupboard along the way.

At the end of the hall, a spacious and well-appointed dual-aspect kitchen and dining room, offering views over the rear courtyard garden. The kitchen is fitted with a selection of floor and wall-mounted cupboards and drawers, gas hobs, a 'Stoves' electric oven and grill, and ample worktop space—perfect for those who love to cook. It also includes a stainless steel sink, a recently installed 'Vaillant' boiler, and space for a fridge and intergrated washing machine and dishwasher.

French doors from the kitchen open onto the south-facing garden, which is paved and beautifully landscaped. The garden features a useful shed and direct access to off-street parking at the rear, where two parking spaces are available on a first-come, first-served basis.

The reception room is certainly a noteworthy feature of this property, offering generous proportions with dual-aspect windows and doors. It boasts a striking triple bay window at the front, along with additional glazed doors that lead to the private south-facing garden.

The reception room also features a stunning fireplace with an impressive marble surround and ornate period tile design (with a capped gas supply) along with original pine floorboards that add warmth and character to the space.

The property benefits from an array of period features, including high ceilings, decorative cornices, and dado rails, adding charm and elegance throughout.

Outside

The property enjoys private ownership of both a front and rear garden, as well as direct access out to two off-street parking spaces which are shared on a first-come, first-served basis with the other flats in the building.

Services

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

Local Authority

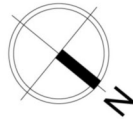
Bristol City Council: Tel: 0117 922 2000

Directions: BS6 7DT



Garden Flat, Carnarvon Road Bristol BS6 7DT

Approx. Gross Internal Area
1137.40 Sq.Ft - 105.70 Sq.M



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.

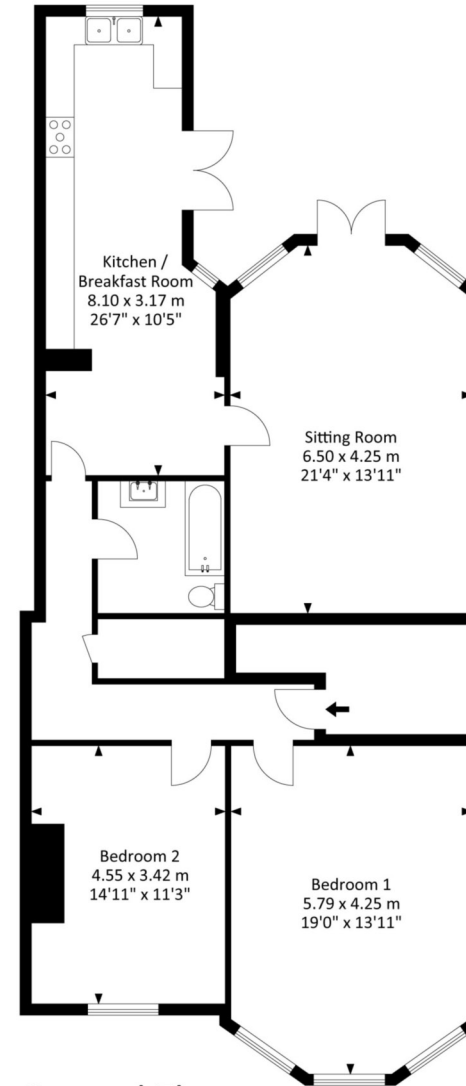


Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

14 Waterloo Street,
Clifton, Bristol,
BS8 4BT
rupertoliver.co.uk



clear and effective property sales



Ground Floor



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



IMPORTANT NOTICE Rupert Oliver Limited gives no notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rupert Oliver Limited does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Rupert Oliver Limited does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Rupert Oliver Limited and we will try to have the information checked for you.