



14 Radnor Road, Horfield, Bristol, BS7 8QY

Guide price £640,000

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+ allen**

estate agents

RADNOR ROAD, BRISTOL, BS7 8QY

A truly stunning five bedroom Victorian terraced home benefitting from a southerly facing and enclosed rear garden. The property offers elegant, spacious living and has a wonderfully contemporary finish throughout its three floors.

The ground floor comprises a welcoming entrance hall, living room with fireplace that has recently been professionally and sympathetically opened in the dining room, and downstairs cloakroom, all of which have been enhanced by beautiful exposed wooden flooring.

To the rear of this family home is the bright, extended kitchen/breakfast room which benefits from Velux windows and tri-fold doors out onto the garden, to really maximise the natural light. On the first floor are three well-proportioned bedrooms and the recently refurbished family bathroom. The second floor has been recently converted and offers a well presented, light and airy master bedroom with en-suite and walk in wardrobe along with bedroom 5. An internal viewing is highly recommended.

Location

Horfield is a suburb of the city of Bristol, it lies on Bristol's northern edge, its border with Bishopston and Filton marking part of the boundary between Bristol and South Gloucestershire. The Gloucester Road (A38) runs north/south through the suburb. One of the best known features of Horfield is its Common, on either side of the top part of Kellaway Avenue and stretching up to where Gloucester Road becomes Filton Road.

Directions

From Maggs & Allen office on Northumbria Drive, continue onto Linden Road. At the traffic lights turn left onto Coldharbour Road and continue onto Kellaway Avenue. Turn right onto Longmead Avenue and then take a left onto Maple Road. Turn right onto Radnor Road and number 14 will be on the left.

Lease Information:

Length of Lease: approx. 875 years

Ground rent charge: £3.00 p.a.

Room Sizes

Breakfast Room - 11'3 x 9'5

Kitchen - 12'5 x 9'5

Dining Room - 12'0 x 11'3

Lounge - 11'7 x 13'8

Bedroom One 11'7 x 17'4

Bedroom Two - 12'0 x 11'3

Bedroom Three - 6'3 x 9'5

Bathroom - 5'8 x 6'1

Bedroom Four - 18'4 x 10'2

Bedroom Five - 8'4 x 8'9

Shower Room - 8'7 x 6'5



Price: £640,000

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

Council Tax Band: C

Local Authority: Bristol City Council

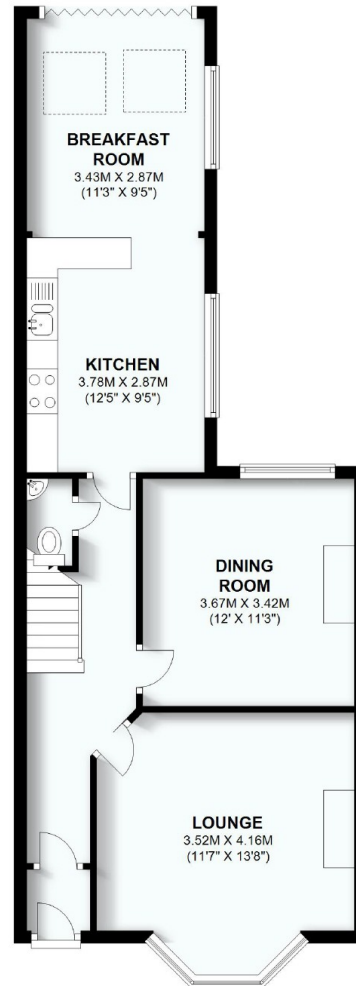
Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

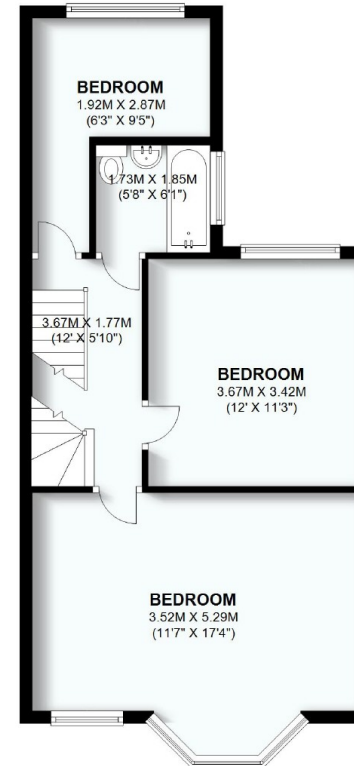
Our Office: 0117 949 9000

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.

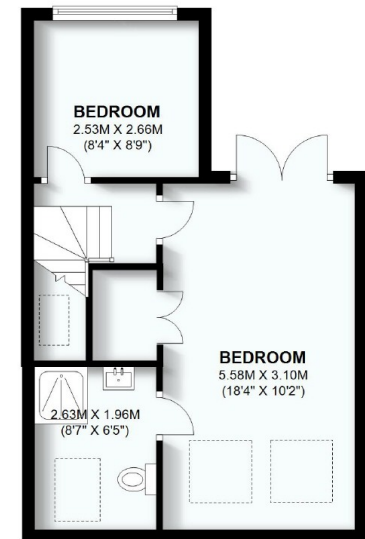
GROUND FLOOR



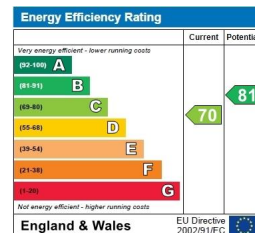
FIRST FLOOR



SECOND FLOOR



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 Plan produced using PlanUp.



- A Victorian mid-terraced family home
- 5 Bedrooms

- 3 Reception rooms
- 2 Bathrooms



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