

Salisbury Road, Redland, Bristol



An impressive Victorian family home with south-west facing gardens and private parking, in the heart of Redland.

Accommodation

Ground floor Entrance hall | Drawing Room | Dining room | Study | Kitchen | Utility | W.C

First floor 2 double bedrooms with ensuite | Further double bedroom
Family bathroom | Airing cupboard

Second floor 2 further bedrooms

Situation

An impressive Victorian family home with south-west facing gardens and private parking, in the heart of Redland.

Salisbury Road sits in a desirable location at the heart of popular Redland, in close proximity to Redland Green school. There are a range of local amenities on nearby Whiteladies road and Gloucester Road, and Redland train station nearby.

The Property

45 Salisbury Road is a well-proportioned Victorian family home in the heart of Redland. This characterful home boast of original features throughout, from the tiles and stained glass in the entrance hall to original fireplaces in each reception and bedroom. Whilst retaining gorgeous Victorian features, the house has been updated with double glazing added throughout. The accommodation is arranged over 3 floors and offers great flexibility with family living and entertaining.

On the ground floor, the entrance hall welcomes guests with period tiles and original stained-glass features, this opens through to a large hallway and to the various reception rooms. At the front of the property is a large bay fronted sitting room and a separate peaceful study. To the rear there is a formal dining room and an open plan kitchen and additional dining space, all with outlook to the back garden. Through the kitchen is a w/c and functional utility space which leads to the south-west facing patio





and garden. At the front of the property is a purposeful and private drive with off street parking for 2 cars.

The first-floor hosts three double bedrooms and a large family bathroom with double vanity sinks, a bath and shower. The principal bedroom overlooks the south-west facing garden, through the bay windows, and has a large ensuite. The other two double bedrooms on this floor are at the front of the property, one of which also has bay windows and an ensuite. Following the central hallway to the staircase, a further dual aspect bedroom is on the half level and the fifth bedroom on final floor.

Property information

Tenure: Freehold

Local Authority: Bristol City

Council Tax Band: F

EPC: E

Guide Price: £1,550,000

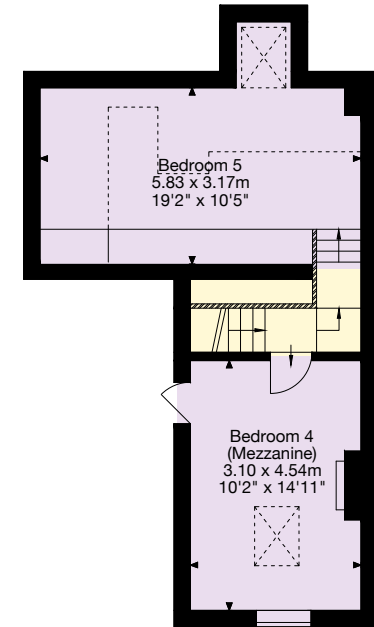
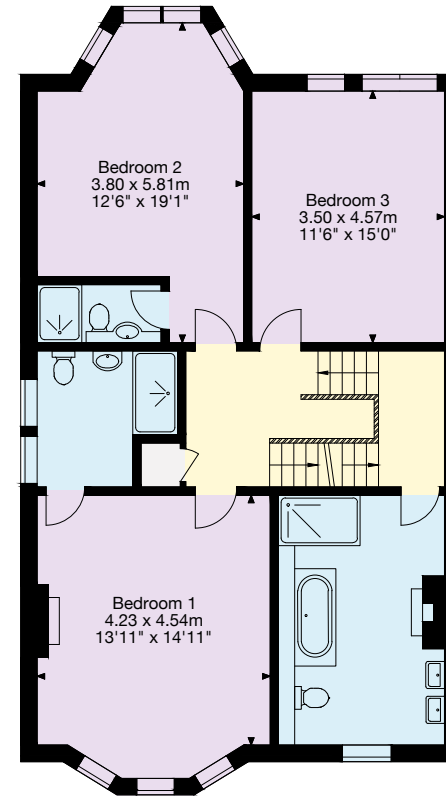
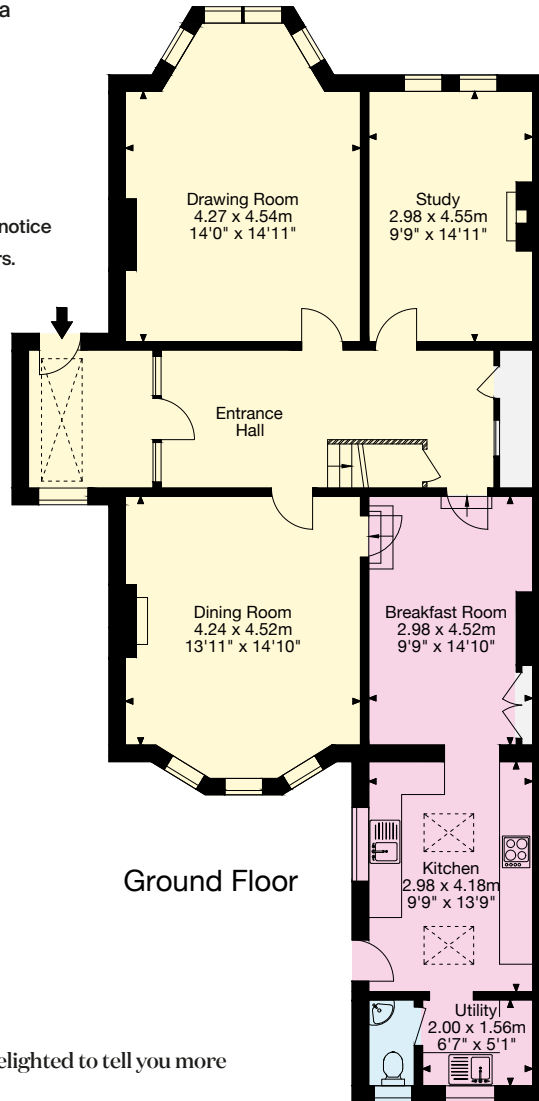






Approximate Gross Internal Floor Area
Main House = 246 sq m / 2,647 sq ft
(Incl. Areas of Restricted Height)

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