

26 Abbotsford Road, Redland, Bristol BS6 6HB

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## 26 Abbotsford Road, Redland, Bristol BS6 6HB

A well-proportioned semi-detached Victorian house situated on this popular tree lined Redland Road, very conveniently located close to the many amenities of Cotham Hill and Whiteladies Road. The pleasant, spacious accommodation is currently split into a two-bedroom self-contained lower ground apartment, and a hall and first floor maisonette, with the lower ground floor providing potential for a useful rental income or possibly being used to house a nanny or dependent relative. Alternatively, the house could be returned to a substantial five-bedroom, three reception family home, subject to any necessary consents that could be required. Outside the property benefits from a sizeable 45' sunny garden to the rear and a good size front garden that, could subject to any necessary consents, be converted to provide off street parking. The property is close to a number of well regarded state and primary school including Cotham School, Ss Peter and Paul Primary School and Colstons Primary which are all within easy walking distance of the property. Bristol Grammar School, QEH, Clifton College and Clifton High Schools are also nearby. Badminton and Redmaids High School are or a short drive away or on bus routes too and from Whiteladies Road.



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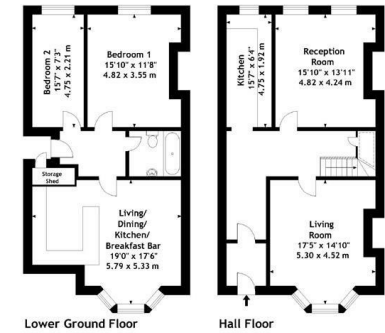


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26 Abbotsford Road, Bristol BS6 6HB  
Approx. Area 2339.30 Sq. Ft - 217.32 Sq. M



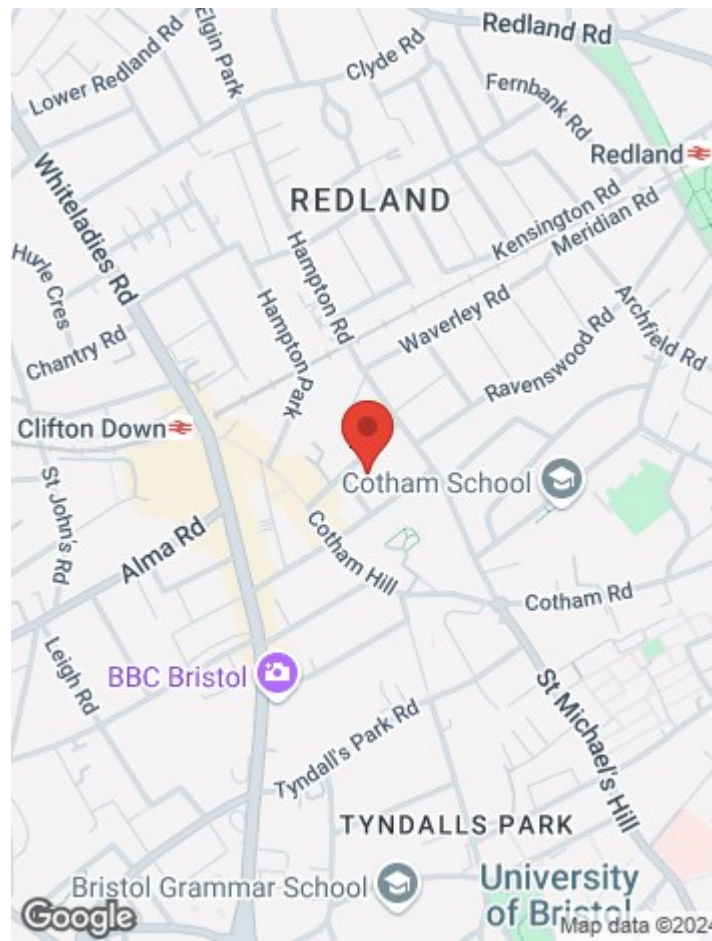
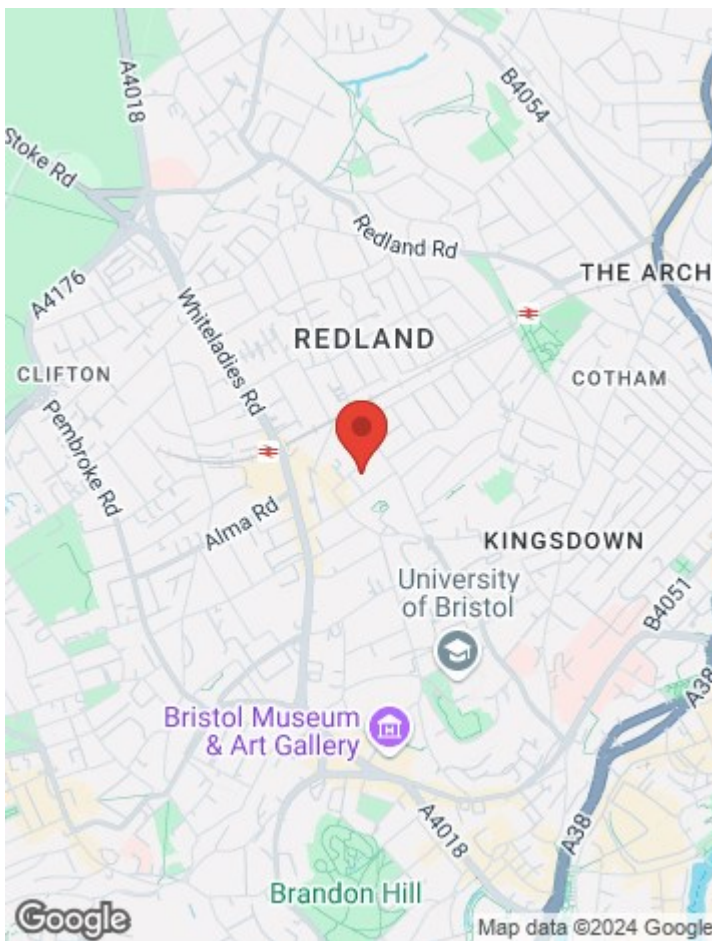
First Floor



Lower Ground Floor Hall 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 Westcountry EPC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## OTHER INFORMATION



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