



£395,000

15 Elmgrove Road, Redland, Bristol, BS6 6AH

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15 Elmgrove Road Redland, Bristol, BS6 6AH

A well-presented two-bedroom flat with private garden, set in the heart of Redland.

Entered via a recently redecorated communal hallway, the flat opens into a central corridor providing access to all rooms. A built-in cupboard with fitted shelving offers handy storage, while stripped wooden floorboards run throughout the living areas and bedrooms.

At the front of the home, the kitchen wall has been opened up to create a light and airy open-plan living space. Arched sash windows flood the room with natural light, while a cast-iron radiator keeps the room cosy in the cooler months. Period features, including a fireplace, cornicing and a ceiling rose, add charm, and useful cabinetry has been built into each alcove. The generous proportions of the room allow plenty of space for both lounge and dining areas.

The kitchen is fitted with cream shaker-style base units paired with a dark worktop, while open shelving above provides a practical and stylish touch. An additional sash window brightens the space further, and full-height cabinets maximise storage. Integrated appliances are neatly included, with room for a washing machine.

The primary bedroom is a spacious and versatile room, easily accommodating a double bed, storage furniture, and a desk, with a sash window drawing in natural light. The second bedroom is equally well sized, comfortably fitting a double bed and additional furniture.

The bathroom sits centrally within the home and is finished with neutral grey tiling and vibrant blue walls. A sash window brings in natural light, while the shower-over-bath arrangement is complemented by a



useful recessed shelf.

At the rear, the private garden feels secluded and peaceful, surrounded by mature trees. Built-in wooden seating makes it a perfect spot for relaxing or entertaining.

This flat enjoys a very convenient Redland location, moments from the green space of Cotham Gardens and within a short walk of Redland train station. The independent shops, cafés and bars of Gloucester Road are also close by, offering the best of local living.





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Approximate Gross Internal Area = 60.72 sq m / 653.58 sq ft

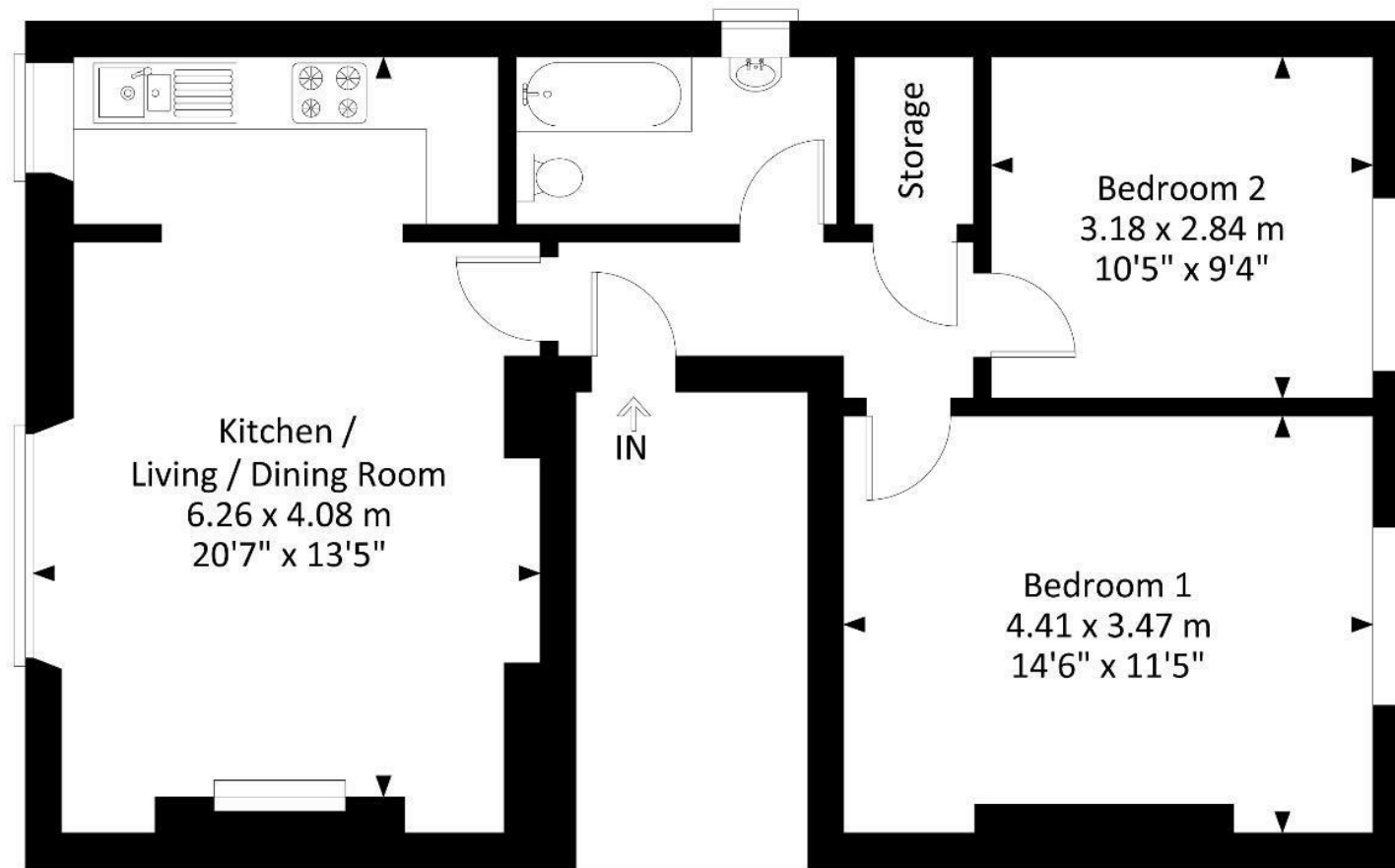
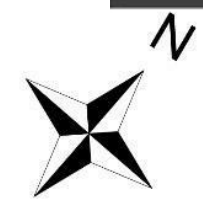


Illustration for identification purposes only, measurements are approximate, not to scale.

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	59	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	61
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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