



£750,000

17 Roslyn Road, Redland, Bristol, BS6 6NJ

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A handsome, bay-fronted Victorian townhouse on a residential street in Redland, arranged over four levels with an appealing combination of original period features and versatile living space. The house is set back from the pavement with steps leading up to the raised ground floor entrance.

The entrance hall gives access to two principal reception rooms. At the front, the sitting room is framed by a floor to ceiling bay with timber sash windows, ornate cornicing, and a central ceiling rose. A period-style fireplace with tiled slips forms a focal point. The second reception room at the back of the house has a leafy and green outlook onto the garden below via the large panel-glazed sash window. The room includes original decorative cornicing, picture rails, bookshelves and an ornate fireplace.

Stairs descend to a generous kitchen/dining room on the lower floor which opens directly onto the rear garden through glazed patio doors. The kitchen features an ergonomic L-shaped configuration and includes a built-in double oven, fridge/freezer, gas hob, and dishwasher. There is plenty of cupboard storage available. The room has space for a large dining table and a log burning stove in the original fireplace is a welcome addition.

Adjacent to the kitchen on the front of the house is a further reception room or informal living space, ideal as a family room or playroom. This lower ground floor level offers excellent lateral space with direct garden access.

The first and second floors provide three bedrooms and a family bathroom. The principal bedroom occupies the full width of the house and features twin sash windows, ceiling cornice, and a large storage cupboard or wardrobe.

Across the landing, the main bathroom occupies a generously sized room with a large sash window facing onto trees at the back of the house. The room features a bath, toilet and basin. In the adjacent room, there is a separate shower room, with basin and toilet.



At the top of the house, the second floor accommodates two additional bedrooms. Both rooms feature panel glazed sash windows and elevated outlooks and charming views over the surrounding rooftops and gardens. These rooms are well-proportioned and retain the character of the property, with sloped ceilings and simple period detailing.

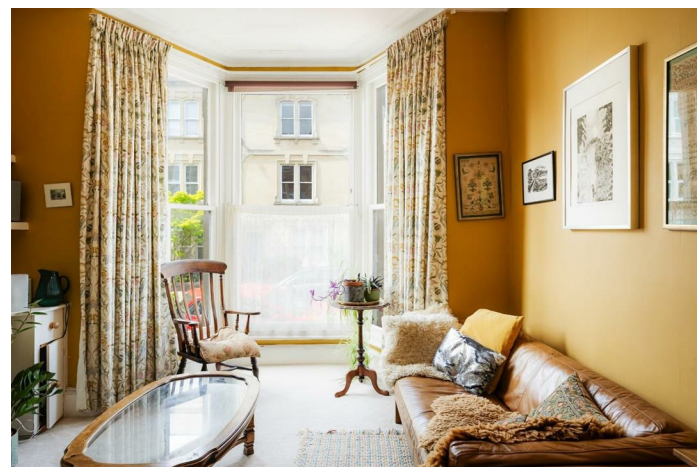
Externally, the rear patio garden features well-established planting and a backdrop of mature trees providing privacy from neighbouring properties. The raised paved seating area is ideal for outdoor dining.

This is a well-balanced and characterful Victorian home with generous accommodation over four floors, a private rear garden, and a range of retained period details. Located on a quiet and attractive street in Redland, it is ideally placed for access to local schools, parks, and the independent shops and cafés of Chandos Road, Whiteladies Road and Gloucester Road. Redland train station and several bus routes are within easy reach, offering convenient links to the city centre and beyond.

Vendor comments:

We have lived in this house for nearly 40 years and there are many things we love about it. But now our needs have changed, although we still plan to live in the same area.

The rooms are very adaptable and have fitted in many friends and visitors, while at the same time giving enough space to get away from one another. The light in the back of the house is beautiful in the morning, and floods the front rooms in the evening. The back garden is a leafy sanctuary and home to a well looked after tree. From the top back bedroom you can watch at eye level the birds building their nest each year. Roslyn Road is in that magic quiet spot between Gloucester Road, Whiteladies Road and the centre of town. You feel in the middle of it all and yet it is very peaceful.



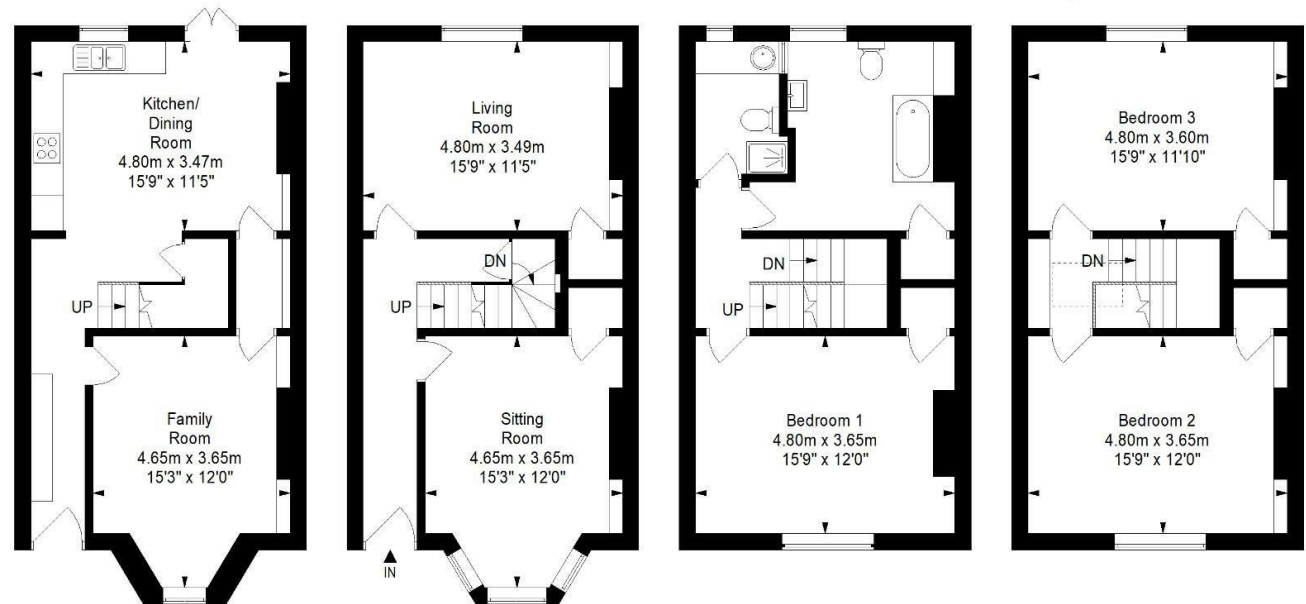






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Approximate Gross Internal Area = 178.3 sq m/ 1919.3 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	