

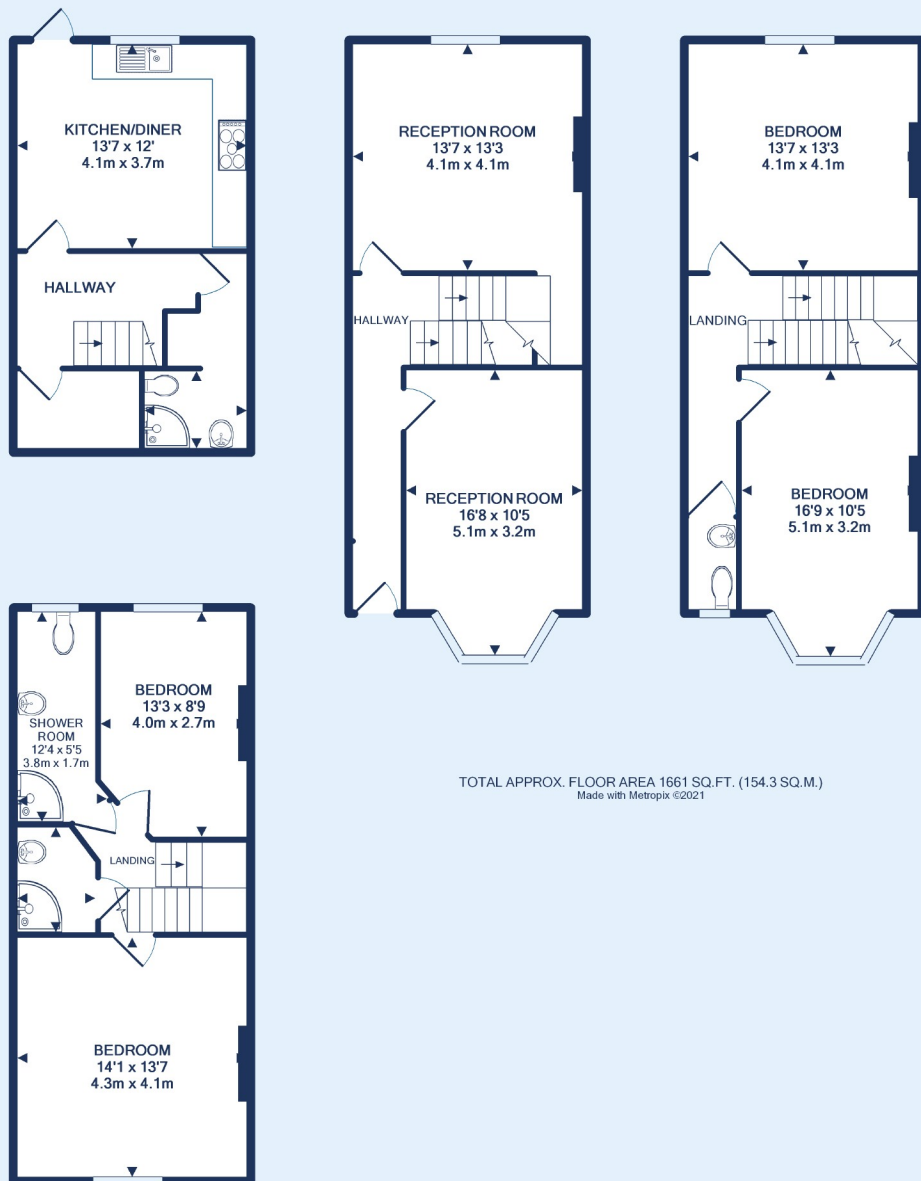


**Montpelier - Guide price £550,000**

4 bed house

77 Cobourg Road, BS6 5HU





A generous Victorian town house of circa 1661 sq. ft, located in the ever popular Montpelier area. In need of updating and being offered with no chain - provides an exciting opportunity to purchase swiftly and add your own stamp. In brief the ground floor has a full width kitchen/diner that opens out in to the southerly facing rear garden. A shower room and handy storage are also found at this level. Upstairs the hall floor has two reception rooms, the first benefiting from a bay window and the 2nd making up the full width of the rear of the property. Stairs rise to the first floor which includes two bedrooms and a WC. Up from here the top floor has two further bedrooms and two shower rooms. Further benefits include views from all four levels, gas central heating and double glazing.



### Bishopston Office

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.