

THE  
PROPERTY  
OUTLET

*Bristol's home for Stylish Sales & Lettings*



MONTREAL AVENUE  
HORFIELD





ENTRANCE

STAIRS TO FIRST FLOOR

LIVING/DINING ROOM  
5.05 3.55 (16'6" 11'7")

FITTED KITCHEN  
2.96 1.66 (9'8" 5'5")

BEDROOM ONE  
3.57 2.61 (11'8" 8'6")

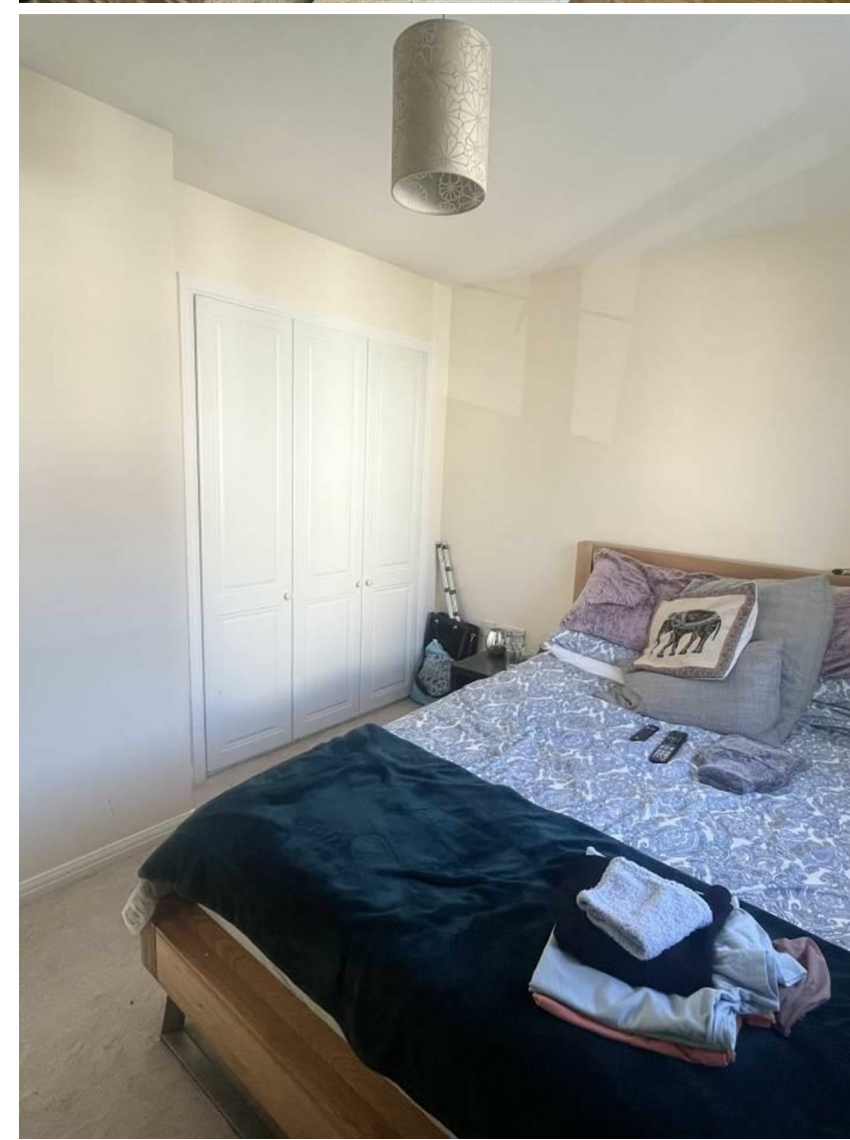
BEDROOM TWO  
2.56 2.18 (8'4" 7'1")

BATH/SHOWER ROOM & W/C  
3.10 1.96 (10'2" 6'5")

OUTSIDE

INTEGRAL GARAGE

OFF ROAD PARKING







## MONTREAL AVENUE

HORFIELD, BS7 0NQ - £239,950



2 Bedroom(s)



1 Bathroom(s)



548.95 sq ft

The Property Outlet are delighted to offer to the sales market this modern coach house set in a fantastic location within walking distance to Horfield Common & Southmead Hospital. The property is being sold with no onward chain and would ideally suit first time buyers or an investor. The accommodation comprises entrance, stairs to first floor leading to a large living/dining room, fitted kitchen with integrated appliances, two double bedrooms and a bath/shower room/w/c. The property further benefits from an integral garage situated at the rear of the property, off road parking, double glazing & gas central heating. The Property Outlet highly recommend an early internal inspection.

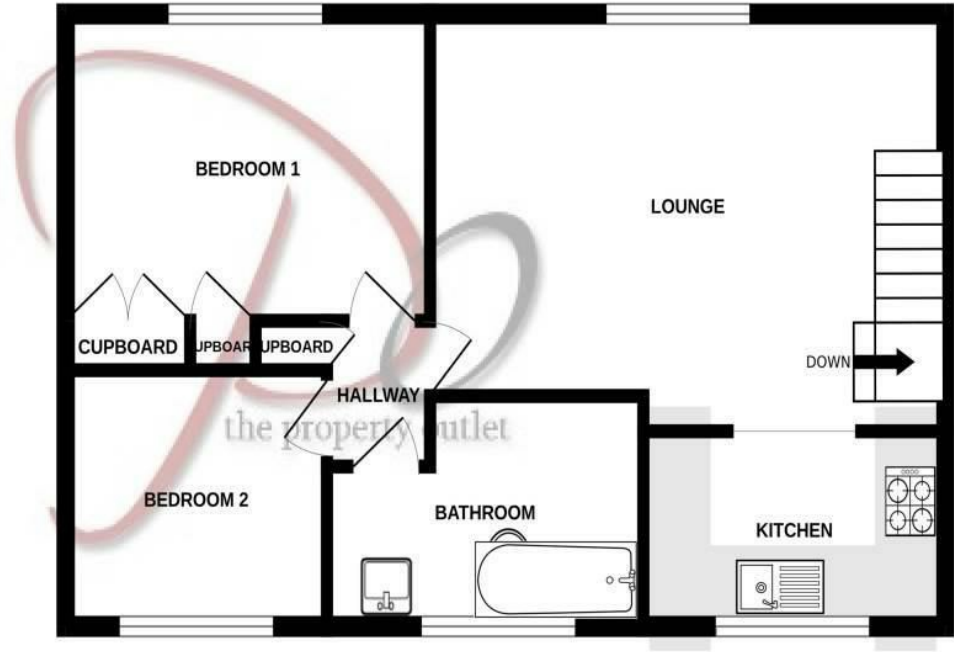


### PROPERTY SPECIALIST

Mr Carl Mortimore  
c.mortimore@thepropertyoutlet.com  
01179354565  
Branch manager

ENTRANCE FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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	