



148 St Andrews Road, Montpelier

Guide Price £625,000

RICHARD
HARDING



148 St Andrews Road,

Montpelier, Bristol, BS6 5EL

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A unique end of terrace 4 bedroom, 2 reception room house with rear garden and a tree-lined outlook. Notable for its cul-de-sac location, it is arranged over three levels with 160 sq.m (circa 1,700 sq. ft.) of floor area and no onward chain.

Key Features

- Highly unique location on a no through road with a tree-lined outlook adjacent to the railway line.
- Just a few moments' walk from Fairlawn Primary School (100 metres) and around 400 metres to Montpelier railway station.
- A flexible layout with highly adaptable rooms with a notably spacious lower ground floor opening directly onto a south easterly facing enclosed rear garden.
- Light, bright and airy rooms thanks to a triple aspect.
- No onward chain making a prompt move possible.





GROUND FLOOR

APPROACH: the property is approached through pedestrian gate over pathway adjacent to the front garden with obscure glazed wood panelled front door, opening into:-

ENTRANCE VESTIBULE: original decorative tiled floor with further internal wooden door with glazing with lighthouse motif and stained glass window over, opens into:

RECEPTION HALLWAY: a central hallway connecting the principal rooms on the hall floor, radiator, polished wooden flooring throughout which continues into the reception rooms, head height shelving, ceiling height meter cupboard, straight staircase rising to first floor landing positioned over a further staircase also straight which provides access to the lower ground floor with further coat hanging space to side.

SITTING ROOM: (13'5" x 12'9") (4.09m x 3.89m) angled bay window to the front elevation with upvc double glazed windows overlooking the front garden and street scene, high ceilings and polished wooden flooring continues from hallway with ceiling mouldings. Cast iron insert fireplace with gas fire, decorative tiled surround and wooden mantle with slate hearth. Built in shelving to both sides of the chimney breast with glazed cabinets below and a radiator on the opposing wall. This room is currently arranged as a dining room and has a variety of potential uses.

RECEPTION 2/BEDROOM 4: (12'6" x 9'11") (3.80m x 3.03m) upvc double glazed window to the rear elevation with leafy views, high ceilings and polished wooden flooring continues with ceiling mouldings including central ceiling rose. Open fireplace (working) with wooden surround and slate hearth. Shelving and cabinets to both sides of the chimney breast with radiator on the opposing wall. This room is currently used as an extra reception room but could easily be used as a bedroom.

KITCHEN: (13'9" x 8'10") (4.19m x 2.69m) dual aspect room with upvc double glazed windows to the rear and side elevations with leafy views, slate effect tiled floor and a radiator. Fully fitted kitchen on three sides with eye and floor level kitchen units with display cabinets, larder style pull out cupboard, corner shelving, splashback tiling above a polished wooden worksurface with square edge and short peninsular providing a breakfast bar, integrated double Belfast sink with swan neck mixer tap, undercounter dishwasher, large fridge and integrated appliances include an undercounter Neff double electric oven with matching 5 ring range style hob above (all white goods are included in the sale), stainless steel splashback and stainless steel extractor hood over.

FIRST FLOOR

LANDING: a straight staircase rises to the first floor landing with two rooms from the main landing with square loft access hatch and bathroom/wc and further bedroom being accessed from smaller inner hallway to one side of the landing.

BEDROOM 1: (16'10" x 13'5") (5.14m x 4.09m) upvc double glazed windows into shallow angled bay to front elevation with further matching window to the side which allows for a wider bedroom with high ceilings, ceiling mouldings, Virgin media connection, built in shelving to one side of the chimney breast and a radiator between the windows.

BEDROOM 2: (12'6" x 10'7") (3.80m x 3.22m) upvc double glazed window to the rear elevation with leafy views with a radiator below.

BEDROOM 3: (10'0" x 7'6") (3.04m x 2.28m) upvc double glazed window to the rear elevation with far reaching views over the city and towards the adjacent Maltings development with a radiator below and wooden flooring. Currently used as a large study and has a BT Open Reach connection.

BATHROOM/WC: upvc double glazed window to side with leafy views towards the railway line, steel bath with mixer tap, fully tiled enclosure with Mira sport electric shower with hose attachment, basin with mixer tap set into small vanity unit with cupboard below, wc with concealed cistern, wall mounted medicine cabinet and a heated towel rail.

LOWER GROUND FLOOR

Straight wooden staircase from the hall floor leads down to the lower ground floor straight into:-

SITTING GARDEN ROOM: (27'1" x 15'8") (8.25m x 4.78m) dual aspect room with patio folding doors onto a sunny rear garden with further window to side at head height with leafy outlook. A large room presently used as an extra reception room, but has potential for a variety of uses, in a general 'L' shape with wooden flooring throughout, a pair of radiators, wall mounted heating controls and a pair of doors to utility room and storage room.



UTILITY ROOM: bright utility room with excellent ventilation from a pair of wood framed double glazed Velux skylights with further obscured upvc double glazed window to the side elevation, wall mounted Vaillant Ecotec Plus 831 combi boiler above a roll edged work surface with integrated stainless steel sink with mixer tap and drainer, undercounter units, space for a pair of side by side kitchen appliances currently serving as a laundry facility, radiator and slate tile effect flooring which continues through to the adjacent cloakroom

WC: obscured upvc double glazed window to the rear elevation looking towards the garden with close coupled wc, flooring continues from the adjacent room, wall hung hand basin with tiling above and ceiling mounted extractor fan.

STORE ROOM: large walk in 'A' shaped store room with power, lighting, electric consumer units, vinyl flooring, built in shelving and work surface with standing height of approx. 5'11"/1.80m.

OUTSIDE

FRONT GARDEN: a highly useable front garden given the cul-de-sac location with a central raised bed with sleepers which is well stocked with herbs and provides additional area to store bins etc.

REAR GARDEN: a south easterly rear garden bordered on two sides by wood panelled fencing with side access gate onto the side public access pedestrian lane. The rear garden is presently laid with an artificial lawn and benefits from outside water supply and raised beds to rear.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

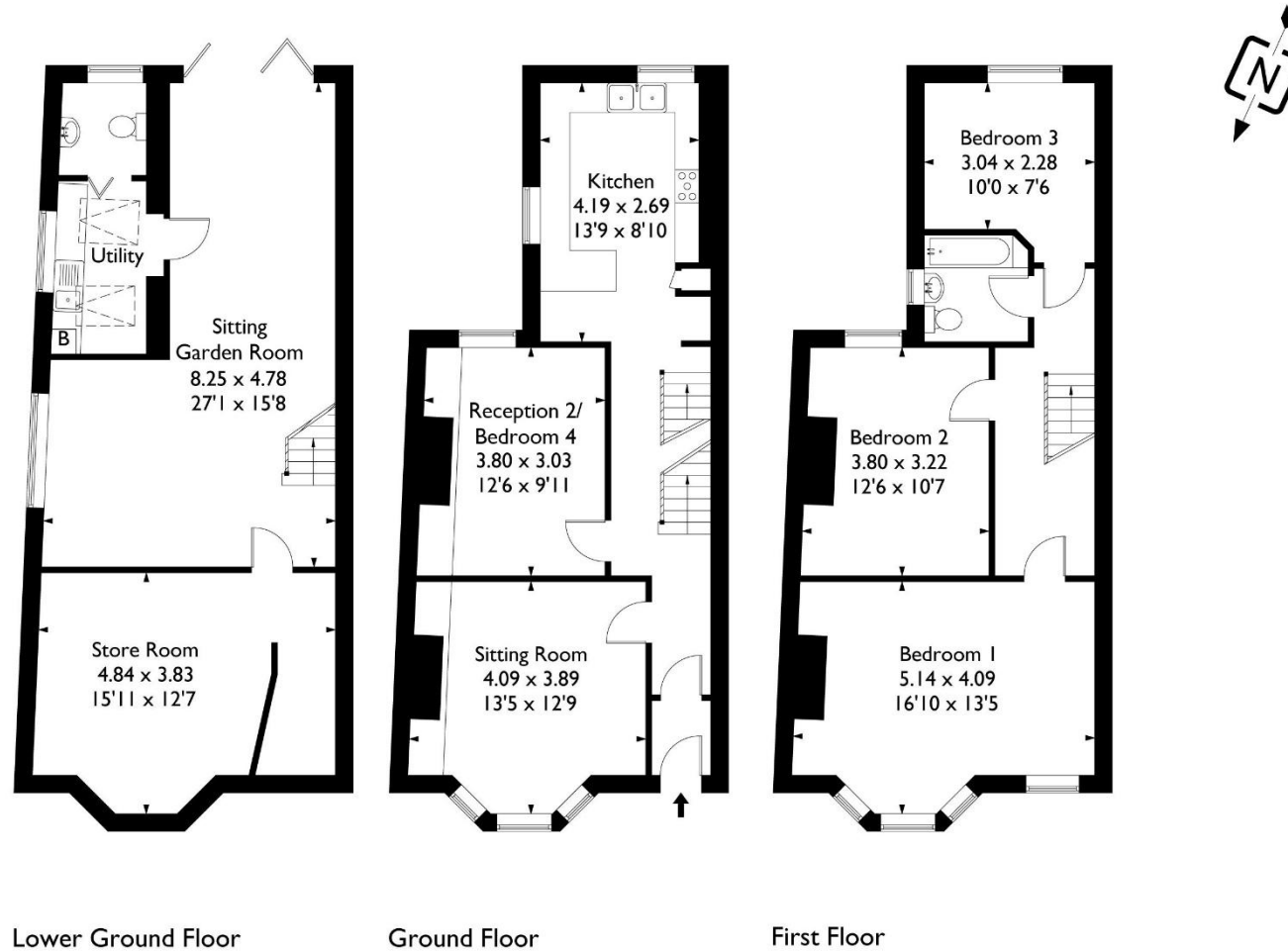
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area 160.0 sq m / 1722.4 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.