



£695,000

146 St. Andrews Road, Montpelier, Bristol, BS6 5EL

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

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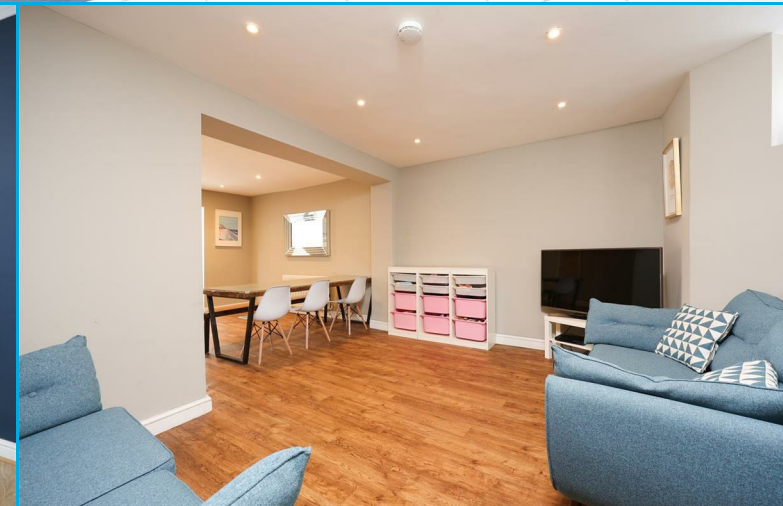
A beautifully presented four/five bedroom Victorian home in a quiet cul-de-sac location, the 1,726 sqft accommodation is arranged over three floors with a southerly facing garden.

On the ground floor, a hallway connects a neatly decorated sitting room (bedroom five) with double-glazed bay windows to the front. The room adjacent is bedroom three and has a double-glazed window overlooking the rear garden. Further down the hallway is a storage cupboard, and a large contemporary bathroom comprises a freestanding bath with wall-mounted taps—a walk-in shower cubicle and tiled flooring with matching wall tiles.

Down to the lower ground floor, doors lead to a W/C and an open plan kitchen/diner/family room, which is a perfect entertaining space. The family room to the front features a bay and built-in storage and opens onto a dining area and an extended kitchen/breakfast room.

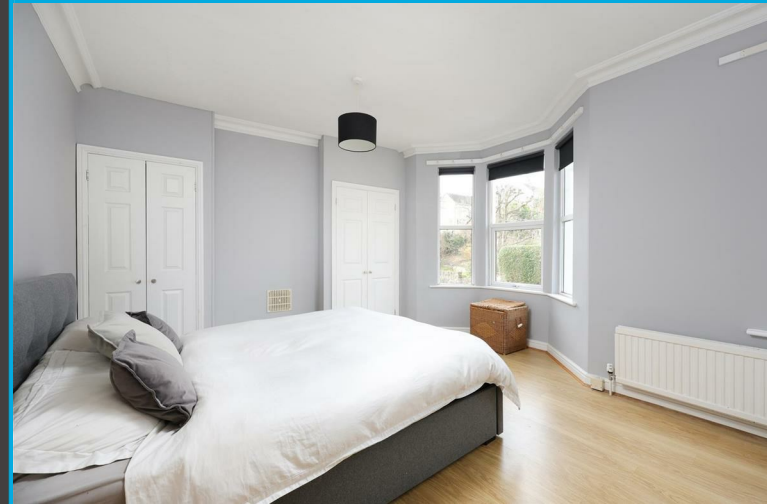
In the kitchen, shaker units are complemented by a Belfast-style sink, an induction hob, double ovens, a dishwasher and a fridge freezer. The contrasting island features a breakfast bar, wine cooler and power sockets. The room allows light through various skylight windows and bi-fold doors, which lead seamlessly onto the southerly-facing rear garden.

Up to the first floor, the principal bedroom spans the entire property width to the front and has double-glazed bay windows and fitted wardrobes. Bedroom two next door is a double with plenty of space for bedroom furniture and far-reaching city views from the window to the rear. Bedroom four to the rear enjoys similar views whilst an additional bathroom completes the first-floor accommodation.



The low-maintenance garden to the rear enjoys a south-easterly aspect with a wooden deck leading onto an artificial grass area.

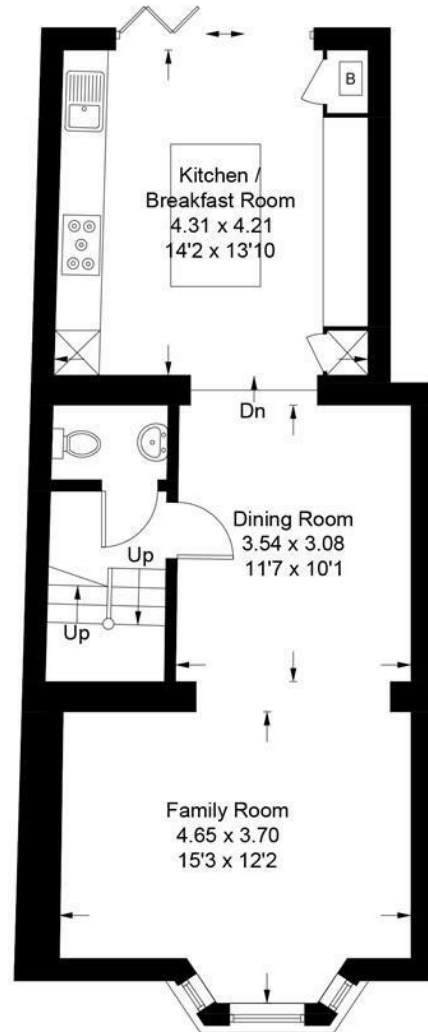
The property borders Montpellier and St Andrews and is conveniently located a short walk from the plentiful amenities along Gloucester Road, Picton Street, and the popular St Andrews Park. Fairlawn and Sefton Park primary schools are nearby, and so too is Fairfield Secondary School. Transport links are equally as good, with direct bus routes into the City Centre and the nearby Montpellier Station connecting the area to lines from Clifton to Temple Meads.



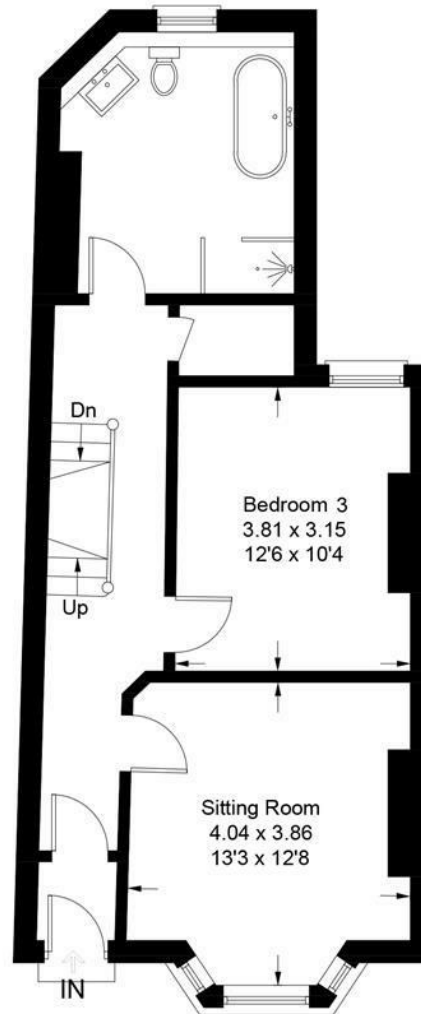


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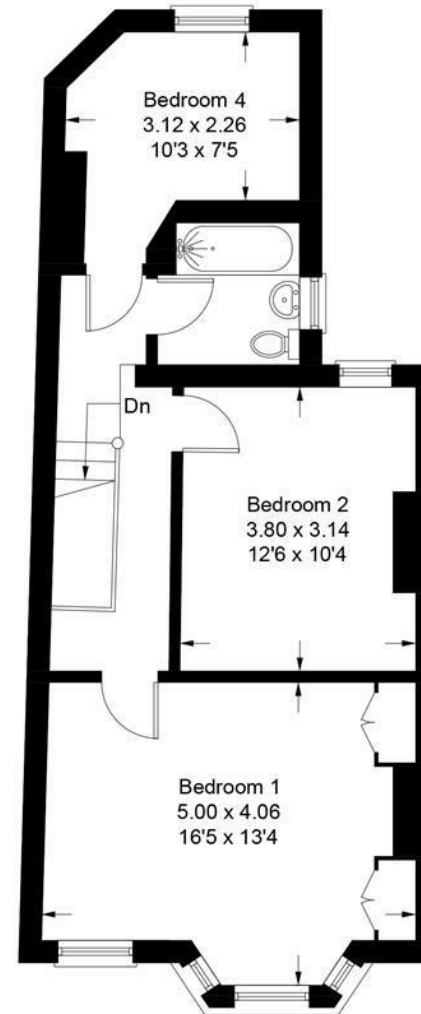
Approximate Gross Internal Area = 160.4 sq m / 1726 sq ft



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1050678)



Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk