



£499,950

95 Shaftesbury Avenue, Montpelier, Bristol, BS6 5LU

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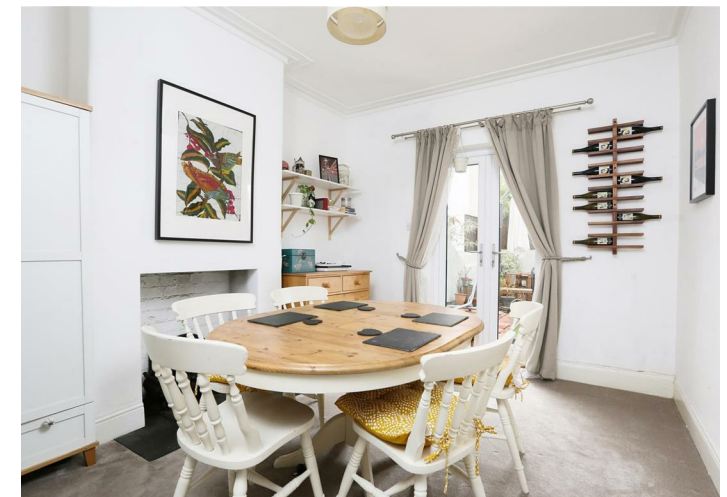
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95 Shaftesbury Avenue Montpelier, Bristol, BS6 5LU

A classic Victorian three/four bedroom family home located on the popular Shaftesbury Avenue, in the heart of Montpelier.

This stylish and individual home has plenty to offer including three bedrooms, two reception rooms, a kitchen/breakfast room and a sunny, low maintenance rear garden.

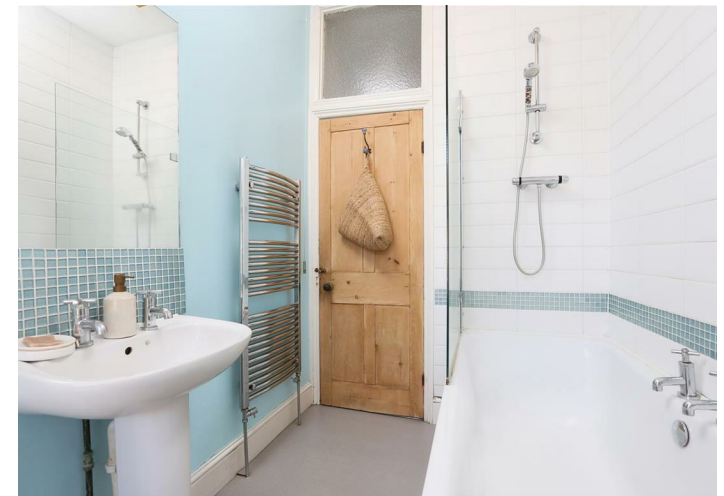
Accommodation on the ground floor comprises the main entrance hallway with stripped wood floors, two reception rooms, a kitchen breakfast room and stairs leading to the first floor. To the front, the living room with a bay fronted window, coving, ceiling rose, a log burning stove on slate hearth with alcoves either side of the chimney. Adjacent is the dining room, with coving, an inset exposed brick fireplace and double glazed patio doors leading out onto the side garden. The extended kitchen/breakfast rooms sits at the rear with a mix of stripped wood floors and decorative floor tiles, flooded with natural light from double glazed patio doors, a side and skylight window. The kitchen is fitted with base units, white splashback tiles, providing integrated oven, gas hob and cooker hood, with space for a washing machine and a dishwasher.



Moving upstairs, on the first floor there are three bedrooms and the family bathroom. The master bedroom is located at the front of the property, this spacious room feels light and bright thanks to a large bay window benefitting from a pleasant outlook onto neighbouring houses. The second double bedroom overlooks the rear garden. Sharing the same outlook is the third bedroom to the rear of the property, which can act as a study. The bathroom has a modern white suite with a shower over the bath, wash hand basin, heated towel rail and W/C.

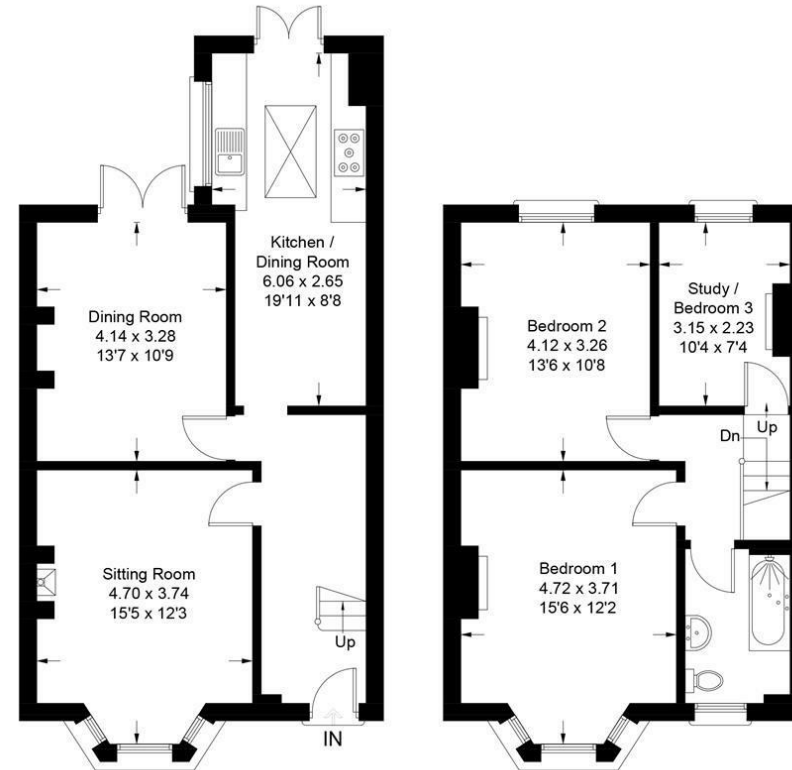
The rear garden is of low maintenance south facing garden, decked throughout and ideal for socialising and al fresco dining. Whilst to the front, the property possesses the classic Victorian brick fronted facade with low brick-built wall and a pathway to the front door.

95 Shaftesbury Avenue is a lovely example of a period property, conveniently located for easy access to Picton Street, the City Centre and all of the amenities on Cheltenham and Gloucester Road.



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Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID903669)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(40-60) C</p> <p>(25-40) D</p> <p>(10-24) E</p> <p>(1-10) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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