



£575,000

137 Lower Cheltenham Place, Montpelier, Bristol, BS6 5LB

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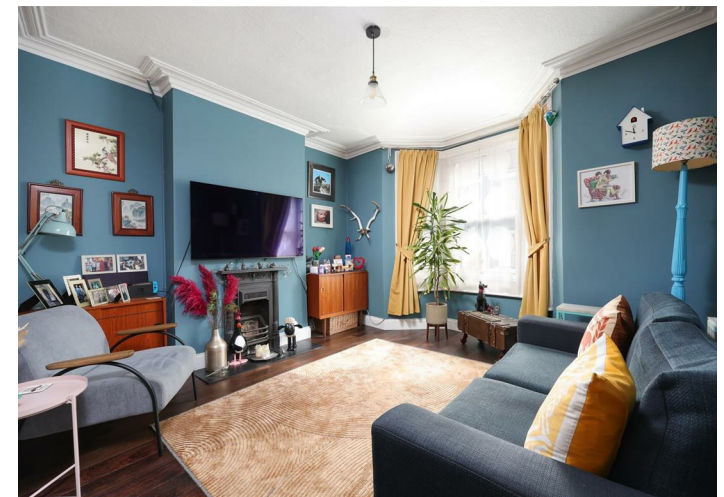
An exceptional example of a bay-fronted Victorian terraced house in Montpelier. This three-bedroom family home has been lovingly restored and updated by the current owners, mixing period features and modern practicality.

As you enter the property you find a separate living room with bay window and solid wood flooring throughout.

As you move towards the rear of the property you find the family room which seamlessly links to the kitchen/diner and creates an impressive space perfect for entertaining. The family room benefits from a log burner, built-in alcove storage and a large cupboard tucked away under the stairs.

Completing the ground floor is the stylish open-plan kitchen diner, featuring black base units with integrated appliances, contrasting white countertops with metro tile splashback and open shelving above. This space is slightly raised from the family room and has striking geometric tiles.

Moving upstairs, you find the three bedrooms and the family bathroom.



At the front of the building is the master bedroom which spans the full width of the property. Featuring stripped wooden flooring, a cast iron fireplace and a large storage cupboard. This room feels light and bright thanks to two wooden sash windows looking out onto Lower Cheltenham Place.

In the middle of the house is the second bedroom, which benefits from a cast iron fireplace, sash window with views out to the garden.

Next to this is the stylish family bathroom. Featuring a modern white suite with bath and shower unit, W/C and wash basin with built-in storage. The bathroom features the same geometric tiles as the kitchen, metro tile surround and bold jungle wallpaper.

Rounding off this floor is the third bedroom which is currently used as a home office but would also work well for a nursery.

Externally you find a private rear garden which is split over two levels. The lower level is paved with built-in planters to the side. The higher level is a mixture of artificial lawn and decking and another raised planter made from railway sleepers.

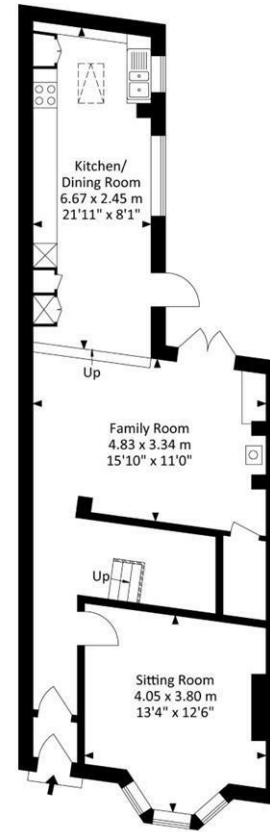
This house is full of character and the design choices made by the current owners have shown an excellent example of what you can do to these houses when you add a bit of flare.



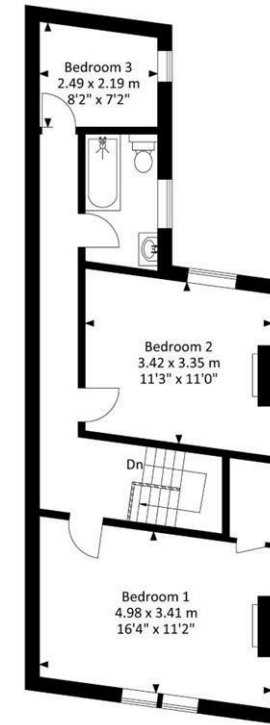


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Approx. Gross Internal Area 1216.21 Sq.Ft - 112.99 Sq.M



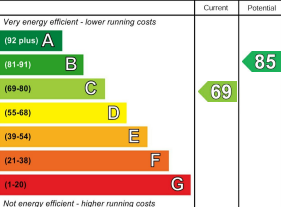
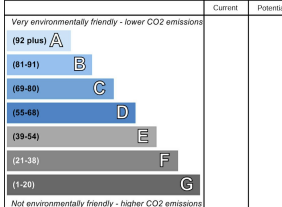
Raised Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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>(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 environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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