



£475,000

31 Albert Park Place, Montpelier, Bristol, BS6 5ND

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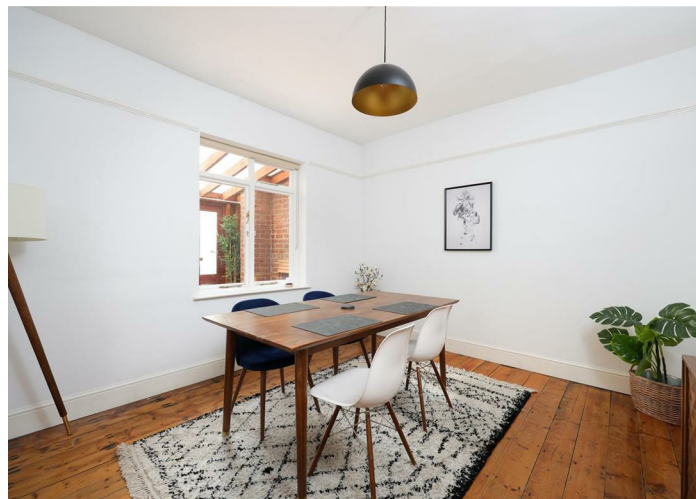
This attractive period home is situated on a popular residential road in the highly desirable area of Montpelier, only a short walk to several local shops, cafés and restaurants. The property also enjoys easy access to the City Centre.

The property has been finished to a high standard throughout and briefly comprises a sitting room, dining room, Kitchen and utility room on the ground floor and two double bedrooms and the family bathroom on the first floor.

To the front of the property you have a well proportion living room with exposed wooden flooring, and large windows allowing lots of natural light

At the rear of the property, you find the separate dining room with a window looking out to the utility room and garden beyond.

The kitchen has a range of wooden units with solid oak worktops, an inset Belfast-style sink, an integral Microwave and Oven with a stainless steel extractor fan over and a door to a useful utility with plumbing for a washing machine and additional storage.



Beyond the utility, you enter the southwest-facing rear garden. Which features raised borders featuring a palm tree and a range of smaller shrubs. The garden further benefits from not being overlooked to the rear.

The two bedrooms on the first floor are both generously sized to the front this room has exposed wooden flooring and spans the full width of the property. The rear bedrooms has been carpeted throughout and has modern double-glazed windows with views out to the garden.

Finally, you have the family bathroom which features a large roll-top bath and separate walk-in shower.

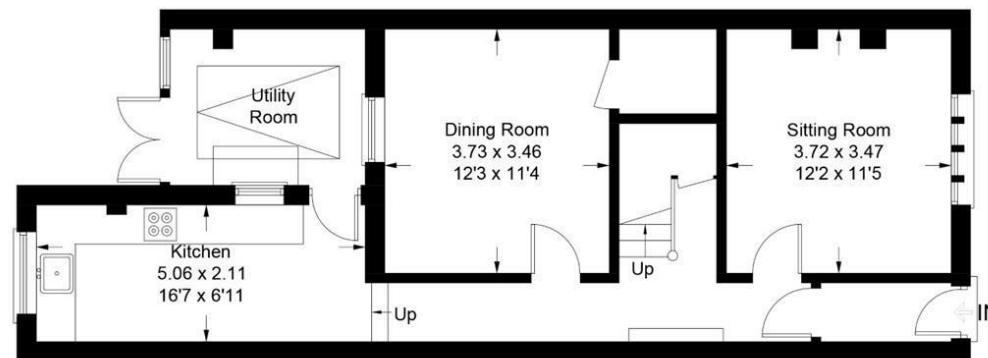


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Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1005506)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	83	 A (82 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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