



£450,000

11 Brook Road, Montpelier, Bristol, BS6 5LR

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

# 11 Brook Road Montpelier, Bristol, BS6 5LR

A handsome, well proportioned, end of terrace home with parking.

The property has a parking space for one vehicle on a block paved driveway with a planted bed on the right hand side featuring shrubs and a mature tree. The house's Victorian facade is finished in an attractive combination of pastel green with white accents around the windows, doorway and frame of the house.

Prominently positioned on the corner of Brook Road and West Grove, this property sits among the colourful and vibrant streets of Montpelier, just around the corner from Albany Green and in easy reach of the city centre.

The front door is at the side of the building and leads into the main entrance hallway. The living room is located on right hand side and has two large double glazed sash windows facing the front aspect. On the opposite side of the hallway, there is an open plan kitchen/ living room spanning the rear of the house. This sociable space has a solid oak floor, cast iron fireplace and window facing the garden. An opening connects the contemporary kitchen/ breakfast room which is fitted with a range of units with a space for a dining table beyond. A door provides access to a rear courtyard garden which is simply landscaped with a seating area and some planted beds. At the rear of the living room is a useful w/c tucked away underneath the stairs.

Stairs lead up to the first floor which includes two double bedrooms and a bright contemporary bathroom. The master bedroom spans across the front of the property with two large double glazed sash windows and a walk-in cupboard, while the adjacent second bedroom has a similar cupboard and a window facing the rear. To complete the



accommodation is a bathroom which is fitted with a modern white suite and has dual aspect windows.

Being end of terrace, the property has a sense of light and space, especially upstairs where the side windows make it feel very bright and airy. The layout of the house is well balanced and also offers flexibility, with the front reception previously having been used as a third bedroom.

The sought after location is moments from the beating heart of Stokes Croft, without being right in the thick of it. For open green spaces, there is nearby Albany Green with St Werburghs city farm, cafe and allotments beyond.

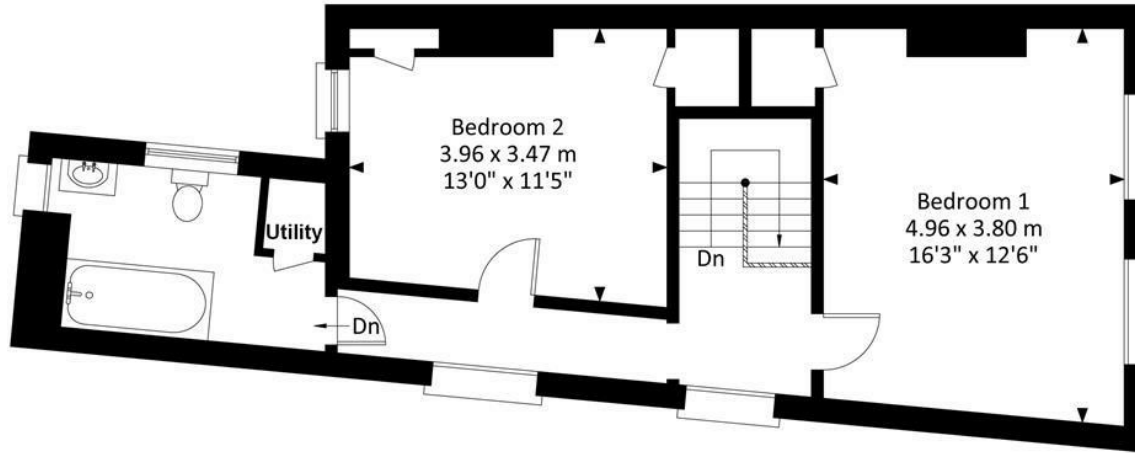
This well presented home is in the heart of a neighbourhood with a strong community spirit and a liberal attitude.



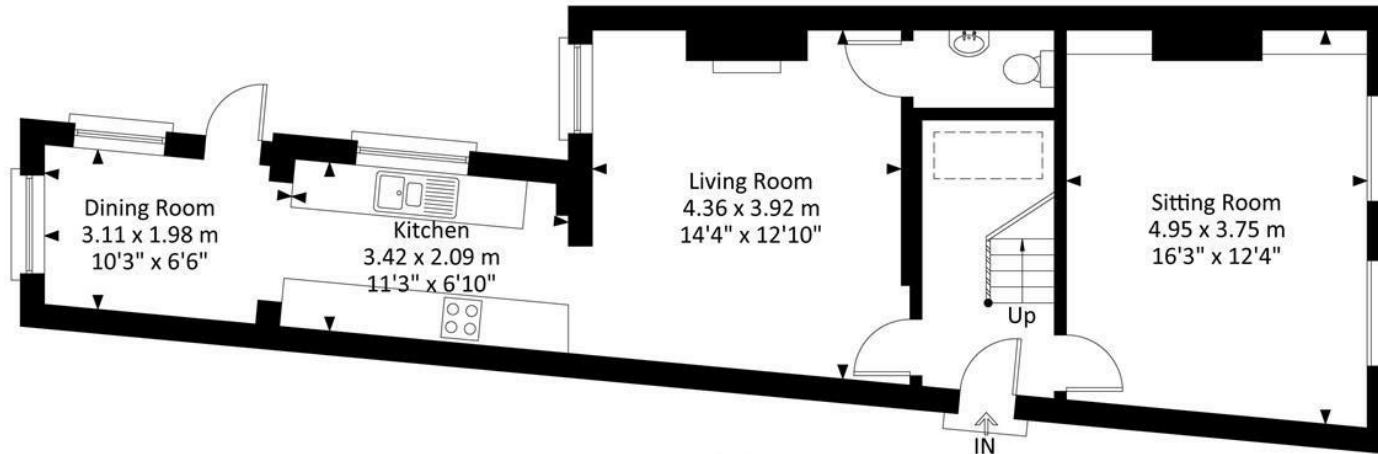


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Approximate Gross Internal Area = 108.97 sq m / 1173 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**elephant** 

**Bishopston office**

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

[elephantlovesbristol.co.uk](http://elephantlovesbristol.co.uk)

**Clifton office**

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