



£725,000

16 Upper Cheltenham Place, Montpelier, Bristol, BS6 5HR

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16 Upper Cheltenham Place Montpelier, Bristol, BS6 5HR

A beautifully presented four/five-bedroom late Victorian home arranged over three floors with a southerly-facing garden and sold with no onward chain.

The property retains plenty of character and has a delightful mix of period and contemporary features throughout, including fireplaces in all rooms. This allows for a balance of elegant contemporary style while keeping its period charm. Entering the property into a large entrance hall, you are greeted by stairs to the first and lower ground floors and doors to bedroom four and a sitting room.

Bedroom four to the front is complimented by an open cast iron fireplace, decorative cornice, ceiling rose, picture rail, bay sash windows, and stripped wooden floorboards. At the rear, the 4.4m x 4m sitting room retains similar features to those in bedroom four, with views over the rear garden, an original fitted dresser, and a large walk-in cupboard.

Down to the ground floor, there is an additional reception room/bedroom five to the front, a shower room, and a kitchen

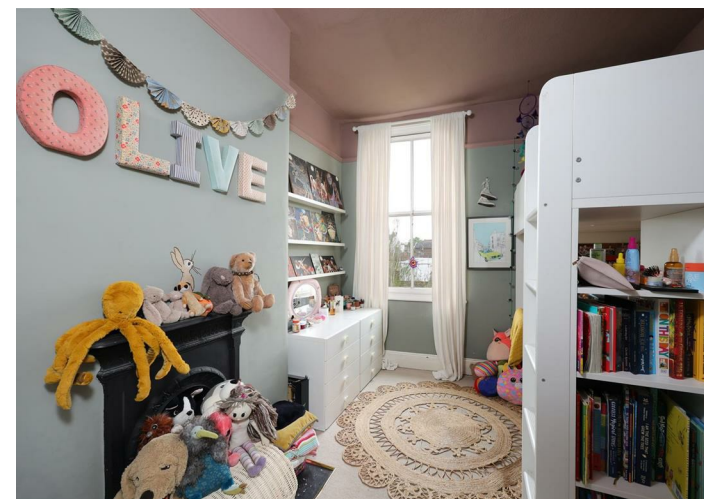


diner with double doors to the south-facing terrace. The kitchen has tiled flooring and a pantry at the rear. The kitchen has been fitted with wooden units, an integrated gas hob and electric oven, and space for freestanding appliances.

On the first floor, there are three neatly decorated bedrooms and a family bathroom.

Externally, the garden is accessed via the kitchen/diner, where double doors lead onto a large south-facing sun terrace. From here, steps lead down to a 12m garden, which is mostly laid to lawn, with a children's play area laid to bark chippings at the rear.

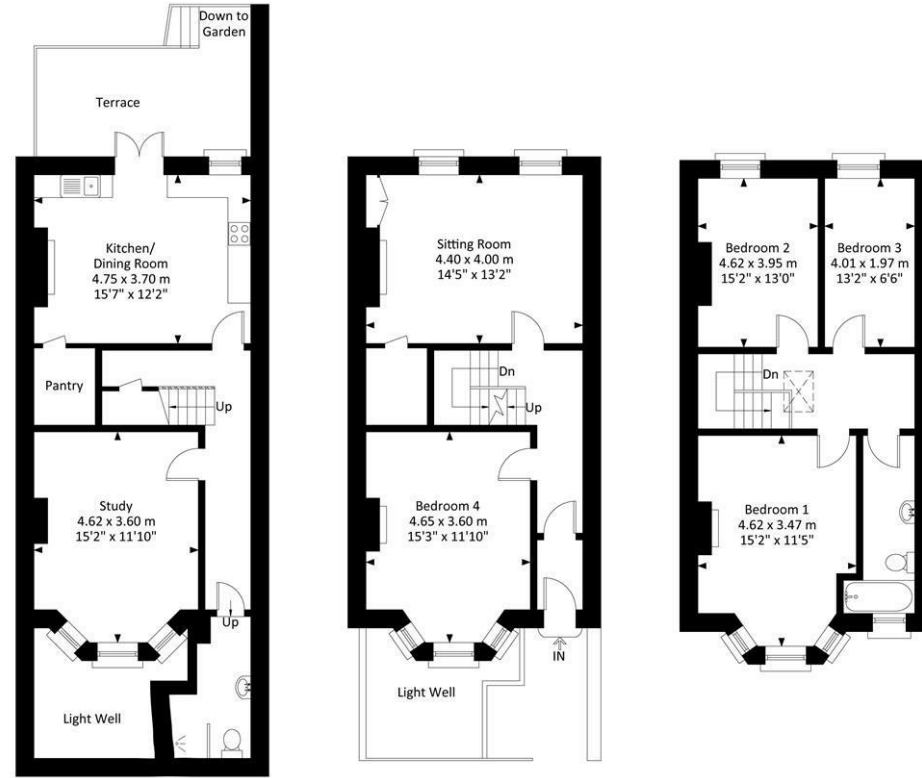
The property is located in the heart of Montpelier, close to the local shops and cafés along vibrant Picton Street and to Fairfield Secondary School, Fairlawn, and The Dolphin Primary Schools. The property is close to Montpelier Station and enjoys an easy walk into the City Centre.





Upper Cheltenham Place, Bristol, BS6 5HR 3

Approximate Gross Internal Area = 144.58 sq m / 1556 sq ft



Lower Ground Floor

Ground Floor

First Floor

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
		81	
		56	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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