



£625,000

72 Cobourg Road, Montpelier, Bristol, BS6 5HX

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

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

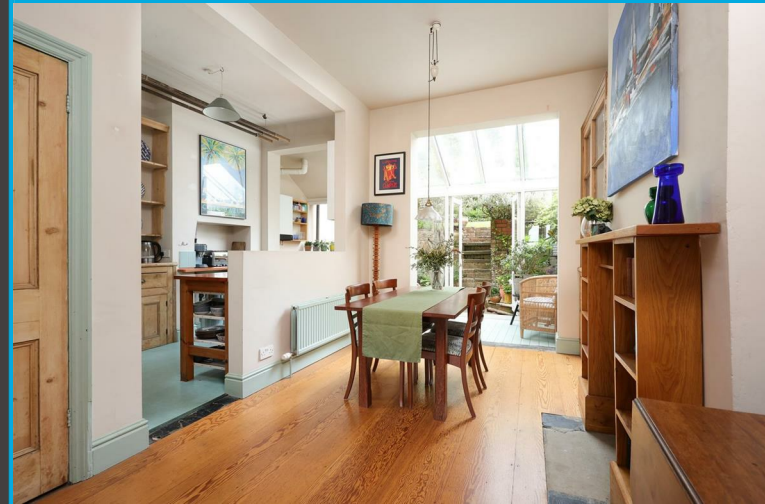
Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

## 72 Cobourg Road Montpelier, Bristol, BS6 5HX

An elegant four bedroom Victorian home situated in an elevated position within the heart of Montpelier. The property further benefits from being offered with no onward chain.

Steps lead up through the front garden to the main door and into a spacious central hallway complete with original stained glass top-lights. The ground floor comprises of two open plan reception rooms and a kitchen. The living room and lead reception is located at the front of the house and features a bay window with timber-framed sashes and stained glass top-lights. This classically proportioned room also benefits from an array of period detailing including ceiling cornice, picture rail, built-in bookcases, a stripped wooden floor and a cast-iron wood-burning stove. An archway leads through to the second reception which opens out into the kitchen. The kitchen area is fitted with a range of simple, wood base units, with wall mounted shelving and a built-in dresser, whilst the dining area has ample space for a large table and chairs and leads into a glazed extension which in turn links seamlessly to the rear garden.

A staircase winds its way up to the first floor to three bedrooms and a recently renovated family bathroom. The principal bedroom has a bay window with double glazed timber sashes and offers panoramic views across Montpelier and the city beyond. Fitted wardrobes, cornice and a stripped wooden floor are among the features. Next door, bedroom two is also a well-proportioned double and features panelled walls, an original built-in wardrobe and a sash window that benefits from a green and leafy outlook over the rear garden. Adjacent, bedroom four shares the same pretty view over the rear garden. Completing this floor is a recently renovated and luxurious family bathroom complete with a modern white suite with brushed gold



fittings a free-standing bath tub, large walk-in shower that are complimented by striking tiled splash-backs, a heated towel rail and a marble tiled floor.

A further staircase leads up to the spacious loft room in the converted roof space. This light and bright room has Velux windows to both the front and rear aspects providing rooftop views towards the city centre. There is a built in wardrobe, access to eaves storage and a built in desk.

Externally, the front of the property bares the classic rubble stone facade with Bath stone accents, whilst at the rear is a delightful private walled garden which has been divided into three sections consisting of a patio/seating area with steps leading up to a laid lawn beyond. The garden has an open and light aspect whilst feeling private and leafy thanks to an array of mature plants, trees and shrubs that border the perimeter. The lawn leads to a raised area at the end of the garden which offers the perfect secluded seating area beneath a large Oak tree. There is also a useful timber-framed shed with plenty of extra storage.

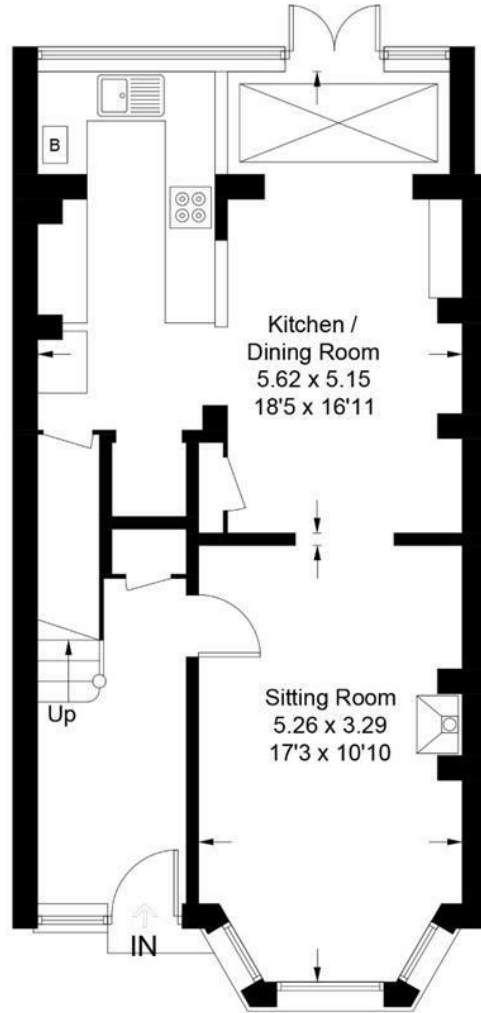
72 Cobourg Road is a lovely family home full with period character and charm. The property is conveniently located on a quiet road with a great sense of community and offers easy and convenient access to major transport links including Montpelier train station and the M32, M4 & M5. The shops, restaurants, cafes and pubs on Picton Street and Gloucester Road are just 0.4 miles and 0.7 miles away respectively whilst the beautiful St Andrews Park is just 0.4 miles away.





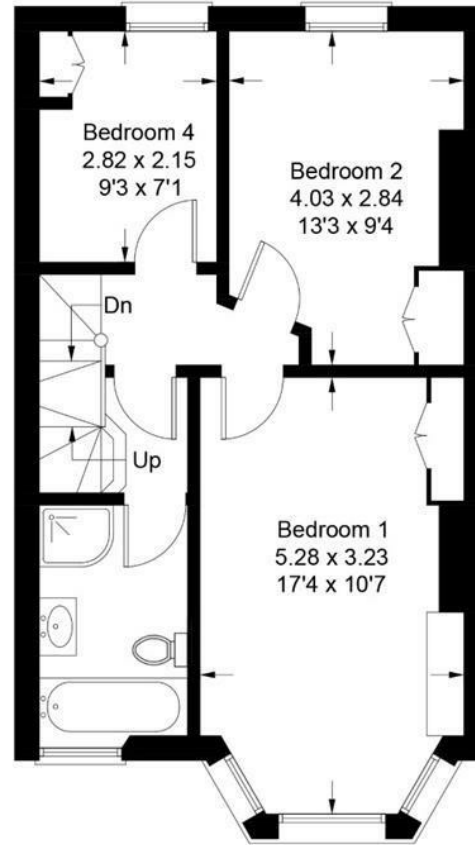
# Cobourg Road, Bristol, BS6 5HX

Approximate Gross Internal Area = 130.2 sq m / 1401 sq ft  
(Excluding Eaves Storage)

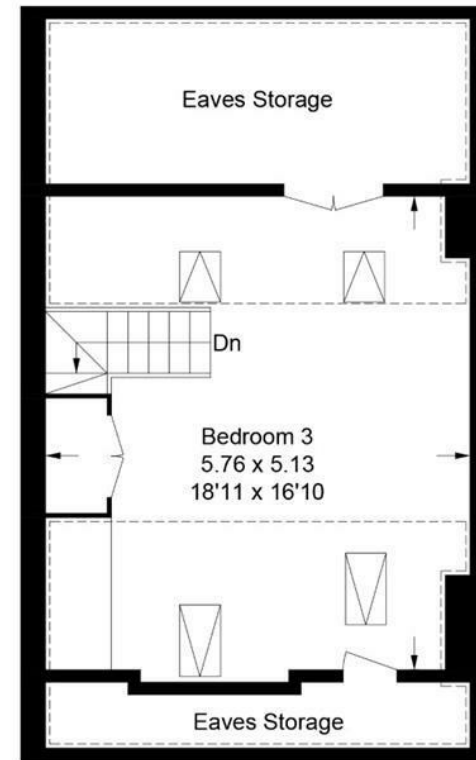


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID835720)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	68	
(55-68)	D		
(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			
(92 plus)	A		
(81-91)	B		
(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