

elephant 



£450,000

79 Shaftesbury Avenue, Montpelier, Bristol, BS6 5LU

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

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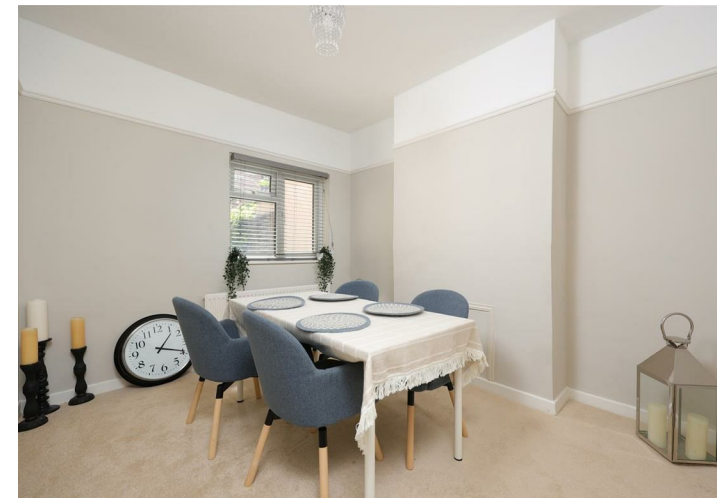
Situated in the heart of Montpelier, Shaftesbury Avenue is a popular road with easy links to St Werburghs, Gloucester Road and the city centre.

The current owners have recently updated 79 Shaftesbury Avenue, including a new roof, guttering, and boiler. Real care and attention to detail has been taken throughout and the house has been finished to a high standard with many period features retained. As you enter the property, to the right is a large sitting room with a bay window, newly fitted carpets, a cast iron fireplace and a picture rail.

Adjacent is the separate dining room, with newly fitted carpets. This room feels light and bright thanks to its high ceiling and two windows looking out to the garden.

To the rear of the ground floor is the fitted kitchen with an integrated oven, hob and extractor fan, a range of traditional-style wall and base units and contrasting countertops, splashbacks and tiled flooring.

Beyond the kitchen is the downstairs family bathroom which features a modern white



suite.

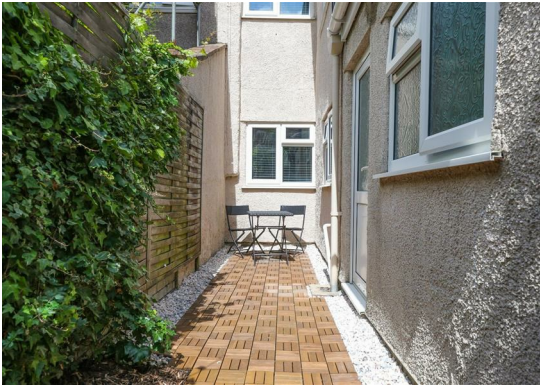
As you move upstairs you find three double bedrooms. To the rear of the property, you have the third bedroom, which is a good-sized double room with carpets throughout and a double glazed window looking out to the rear garden below.

Next to this is the second bedroom, which is again a good-sized double bedroom with fitted carpets and double-glazed windows looking over the garden.

To the front of the property, you have the master bedroom which is flooded with natural light thanks to the large bay window. This room also features fitted carpets and double-glazed windows and spans the full width of the property.

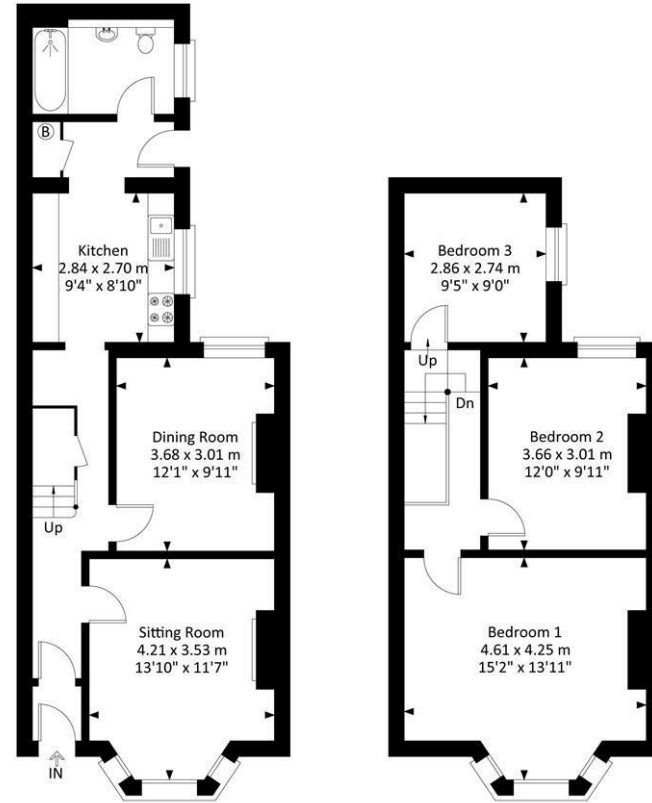
Externally you find a courtyard garden, which is south-facing and perfect for a summer BBQ.





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Approximate Gross Internal Area = 95.90 sq m / 1032.25 sq ft


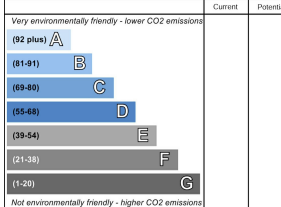


Ground Floor

First Floor

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



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>76</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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