



£625,000

22 Shaftesbury Avenue, Montpelier, Bristol, BS6 5LX

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

22 Shaftesbury Avenue Montpelier, Bristol, BS6 5LX

Offered for sale with no onward chain is an extended and impressive Victorian family home located on Shaftesbury Avenue in the heart of Montpelier. The property is arranged over three floors and has plenty to offer including four bedrooms, a study, cosy living room, a kitchen/dining room and a mature rear garden.

This period Victorian home is full of character yet has been upgraded to meet the demands of contemporary living. The accommodation comprises an entrance hall with wood floors, a W/C located just off the hallway and stairs lead to the first floor with storage neatly tucked beneath. To the front, a cosy living room benefitting from a bay window with UPVC sash windows and toplights, plantation shutters, ceiling coving and a cast iron fireplace.

To the rear, an open plan kitchen/diner, spanning the full width of the property creating the social hub of the house. The kitchen is fitted with a range of wall and base units spanning the depth of the room, including a mix of freestanding and integrated appliances. A kitchen peninsula sits centrally and providing further storage and a fantastic entertaining space. A utility room completes the ground floor accommodation and leads out onto the impressive garden.

The first floor briefly comprises; two double bedrooms, a study and a spacious four-piece family bathroom. To the front, a double bedroom with UPVC sash windows providing a pleasant outlook onto Shaftesbury Avenue and a feature cast iron fireplace. Adjacent, is the study, providing a similar aspect and has previously been used as a single bedroom. To the rear, the smart four piece family bathroom benefitting a separate bath, walk in shower, W/C, wash hand basin and a heated traditional towel radiator. The fourth bedroom sits adjacent, which overlooks the



rear garden.

A staircase leads to the top floor, where there are two double bedrooms and a shower room. To the front, a double bedroom benefitting a dormer double bedroom, with a feature cast iron fireplace. Adjacent, is a tasteful three piece shower room which benefits a skylight window to the front aspect. To the rear, another double bedroom benefitting the full width of the house, providing a lovely view over the rear garden.

Externally, to the rear, the house has an impressive circa sixty-foot rear garden which has been professionally landscaped and features a seated patio area, large lawn with a patio area to the rear. Enclosed by fencing, mature trees, shrubs and raised flower beds. To the front, Shaftesbury Avenue is an excellent example of a red brick facade with bath stone accents.

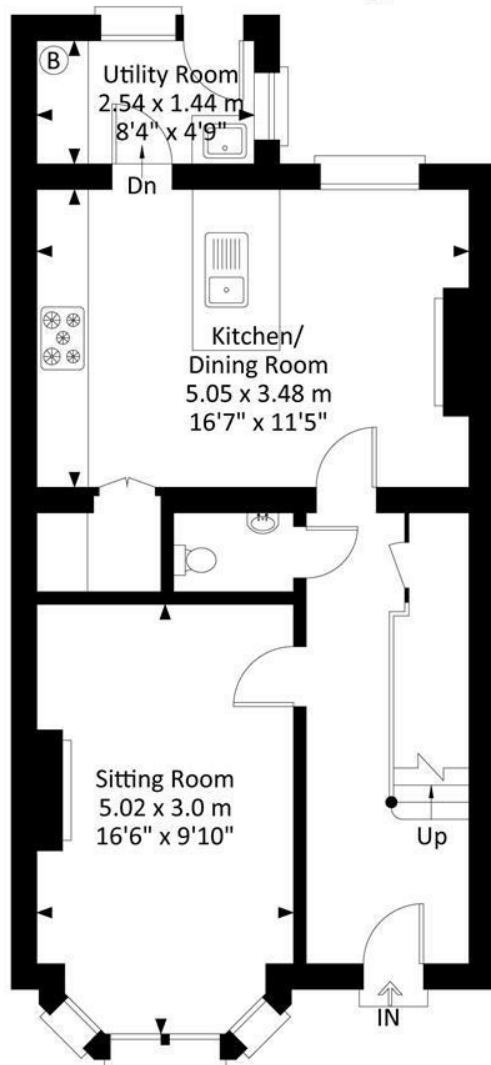
22 Shaftesbury Avenue is a fantastic family home, retaining many original features blended with contemporary living. The property is in a central location with very easy access to the M32 and thus to the M4. It's part of a vibrant and colourful community in Montpelier and is within easy walking distance to all the independent local amenities as well as Gloucester Road, Cabot Circus and the city centre. It also falls within the catchment area for a range of highly regarded schools including Dolphin Primary School, Fairfield High School, Cotham secondary School and Montpelier High School.



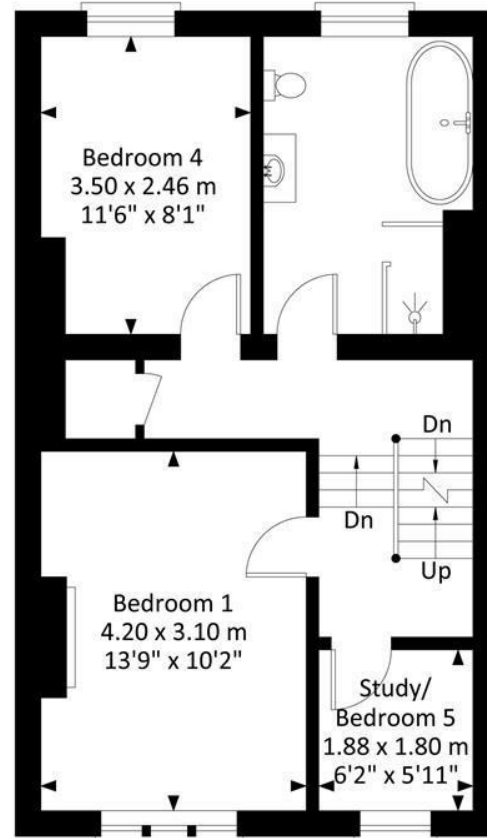


22 Shaftesbury Avenue, Montpelier, Bristol, BS6 5LX

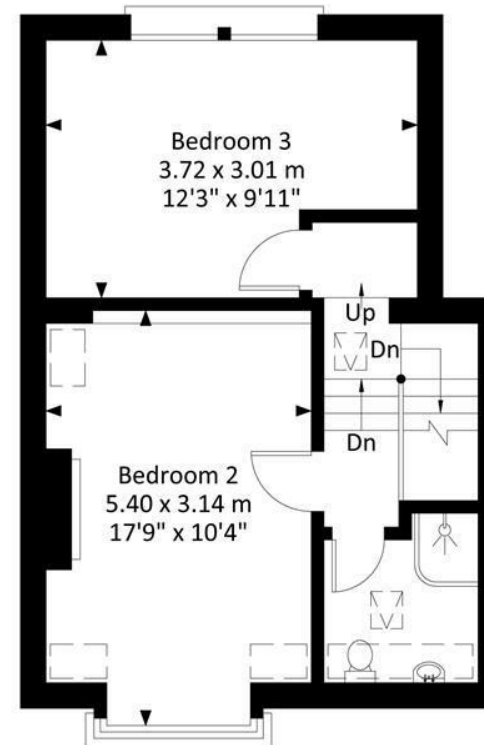
Approximate Gross Internal Area = 133.95 sq m / 1441.82 sq ft



Ground Floor



First Floor



Second Floor

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



elephant 

Bishopston office

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

elephantlovesbristol.co.uk

Clifton office

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