



£400,000

109 Richmond Road, Montpelier, Bristol, BS6 5EP

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109 Richmond Road
Montpelier, Bristol, BS6 5EP

This charming two-bedroom garden flat is located on the very popular Richmond Road in Montpelier. The flat occupies the entire ground floor of an imposing double-fronted period property.

The accommodation comprises a private and original entrance which leads into a spacious hall with stripped wooden floors and doors to all rooms. The neatly decorated sitting room is carpeted with a feature period fireplace and sash windows to the front framed by shutter blinds. Across the hall, bedroom two also has sash windows and shutter blinds with views over the front and can comfortably fit a 4ft double bed and bedroom furniture; the family bathroom next door has a contemporary suite comprising a panelled bath with shower over, metro tiled walls, a vanity unit incorporating storage and a wash hand basin and a wall hung heated towel rail. At the rear, the principal bedroom has sash windows overlooking the garden and plenty of space for a king-sized bed and bedroom furniture.

A large kitchen/diner completes the accommodation at the rear; there is a range of modern units, an inset ceramic



sink and drainer and space for a fridge/freezer, washing machine and a range-style cooker. There is also a central island with storage, a breakfast bar, and a door and windows leading to the rear garden.

An additional feature is a secret storage cellar located in the hallway.

The newly landscaped rear garden is laid to Indian sandstone tile with raised railway sleeper planters. Additionally, there is a wooden storage shed.

Richmond Road is located in the heart of Montpelier, close to the popular shops and amenities on Picton Street and Gloucester Road. Montpelier Station and Ashley Down Stations are within walking distance and offer a direct route into Templemeads or up to Clifton Downs via Redland. Nearby bus stops also provide access to arterial bus routes.





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Approximate Gross Internal Area = 92.12 sq m / 991.57 sq ft
 Storage Area = 5.56 sq m / 59.84 sq ft
 Total Area = 97.68 sq m / 1051.41 sq ft



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
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	71	England & Wales
		80	EU Directive 2002/91/EC

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