

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized 'e' shape with a small white dot above it, resembling a stylized elephant's head or a signal icon.

elephant



£650,000

8 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

8 Shaftesbury Avenue Montpelier, Bristol, BS6 5LX

Extended and impressive throughout, a Victorian home located on Shaftesbury Avenue, a popular road within Montpelier. The property is arranged over three floors and has plenty to offer including four bedrooms, two reception rooms, an extended kitchen/dining/living space 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 oak wood floors, a central staircase divides the ground floor accommodation with storage neatly tucked beneath the stairs. To the front, a cosy living room benefitting from a bay window with wood sash windows, plantation shutters, ceiling rose and coving, a wood burning stove and bespoke units and shelves within the alcoves. To the rear, an open plan family space including a reception room which is occupied as a dining area, benefitting a wood burning stove. A utility room is neatly tucked in the corner, providing ample space for washing machine, tumble dryer and a downstairs W/C. To the rear is the impressive kitchen/diner/living space. This space is flooded with light from six skylight windows and bi-fold doors that seamlessly connects to the landscaped garden. The kitchen is fitted with a range of wood wall and base units with worktops, including a mix of freestanding and integrated appliances. The island sits centrally and providing further storage and a fantastic entertaining space.

The first floor briefly comprises; three bedrooms and a spacious three-piece family bathroom. To the front, a double bedroom benefitting from a bay with wood sash windows and a cast iron feature fireplace. Adjacent, a three-piece family bathroom that has been tastefully decorated. The bathroom comprises a roll-top bath with a waterfall shower over, a wash hand basin with a vanity unit beneath, a traditional heated



towel radiator and a sash obscure sash window. To the rear, the third double bedroom with a feature fireplace and sash window overlooks the mature garden. The fourth bedroom sits adjacent, which shares the same aspect as bedroom three.

A staircase leads to the top floor, with a large skylight window providing lots of natural light. The landing is also occupied as a useful study. The master bedroom spans the full width of the property, providing ample space for furniture and double-glazed windows overlooking the mature garden. A separate three-piece shower room with a large skylight window, with access to eaves storage providing ample storage.

Externally, to the rear, the house has an impressive circa fifty-foot rear garden which has been professionally landscaped and features a large lawn with a patio area to the rear.

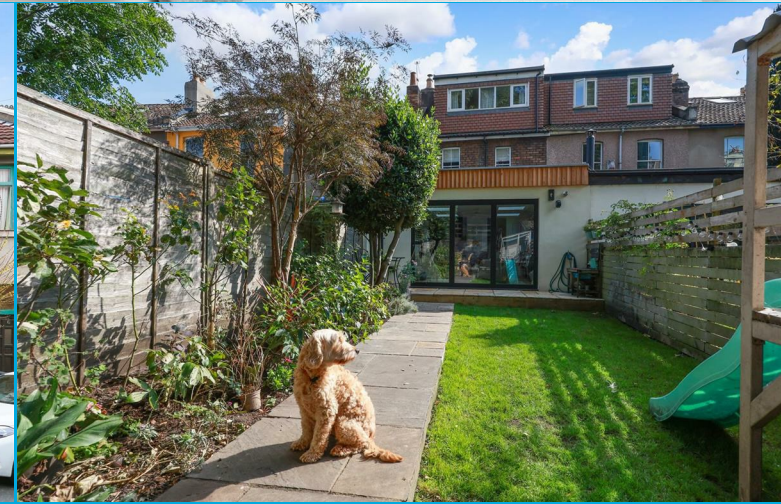
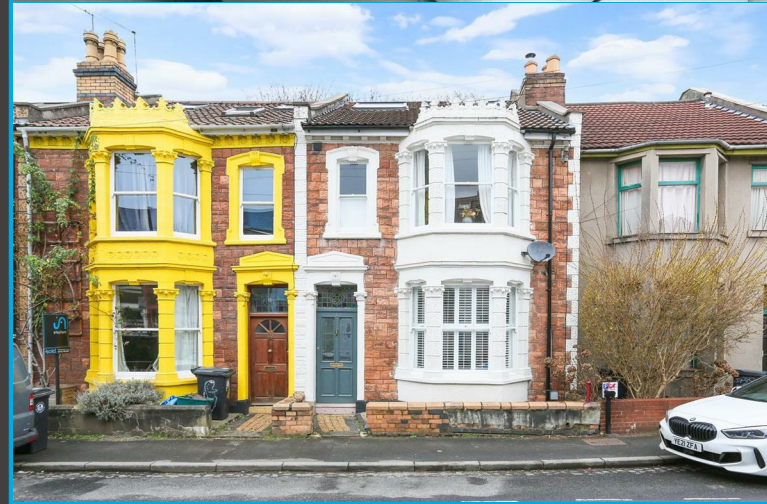
8 Shaftesbury Avenue is an excellent example of a stone-fronted Victorian home, retaining many original features blended with contemporary living. The property is in a central location with very easy access to the M32 and thus to the M4. It's part of a vibrant and colourful community in Montpelier and 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.

Vendors Comments:

"We have lived in Montpelier for 12 years and will be sad to leave. It's been a lovely place to raise our young children and offers all the best parts of Bristol. It's vibrant and friendly community means that everything you need is all in one place: the Star and Garter which is the heart of Montpelier; the play park; the great schools; and the independent shops of Picton Street. But it's the community that makes Shaftesbury Avenue so special. This is a family area



with lovely neighbours. We will miss Shaftesbury Avenue but hope someone else benefits from the amazing community that it offers."



Shaftesbury Avenue, Montpelier, Bristol, BS6 5LX

Approximate Gross Internal Area = 168.93 sq m / 1818.34 sq ft

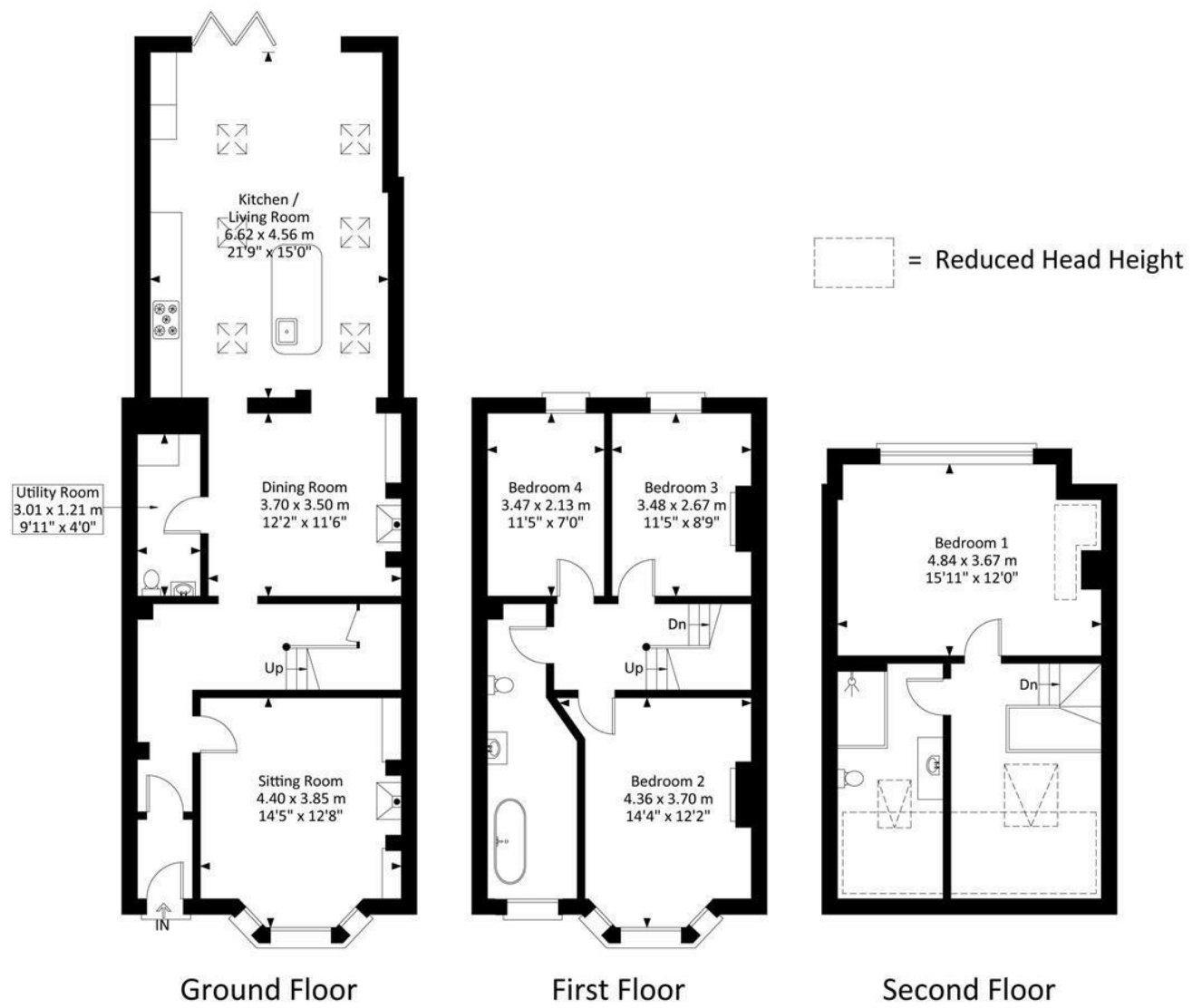


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

Clifton office

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