



£450,000

6 Shaftesbury Avenue, Montpelier, Bristol, BS6 5LX

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## 6 Shaftesbury Avenue Montpelier, Bristol, BS6 5LX

A three bedroom Victorian home located on Shaftesbury Avenue, a popular road within Montpelier. The property offers the opportunity to further improve and extend (subject to necessary planning approvals). The property briefly comprises; two reception rooms, a kitchen, three bedrooms, a bathroom and an impressive circa 50ft rear garden.

The accommodation comprises an entrance hall with a central staircase dividing the ground floor accommodation with storage neatly tucked beneath the stairs. To the front, a living room benefitting from a bay window and a gas fire place. To the rear, the second reception room, with a gas fire place and an opening that leads to the kitchen. The kitchen has dual aspect windows benefitting lots of natural light, fitted with a range of wall and base units and ample space for appliances.

Rising to the first floor, there is three bedrooms and a bathroom. To the front, is the principal bedroom, spanning the full width of the property with windows looking out on neighbouring homes on Shaftesbury Avenue. Sitting centrally is the three piece family bathroom, while two further





bedrooms to the rear provide a pleasant outlook onto the garden.

Externally, the property bears a Victorian facade with a pebble dash render, a front garden and a step leading to the front door. The rear garden is presented into two sections, with a paved area beyond the kitchen side door and laid lawn through to the rear.

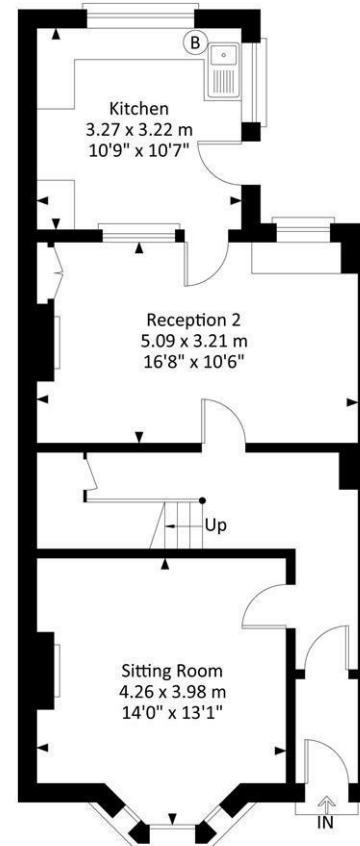
6 Shaftesbury Avenue offers huge potential to any prospective buyer. The property is in a central location with very easy access to the M32 and thus to the M4. It's part of a vibrant and colourful community in Montpelier and is within easy walking distance to all the independent local amenities as well 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.



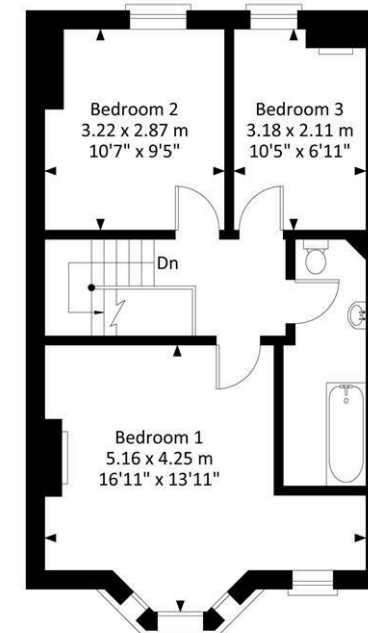


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Approximate Gross Internal Area = 101.93 sq m / 1097.16 sq ft

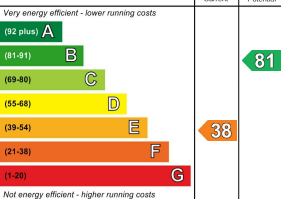
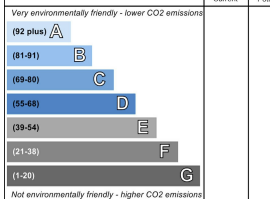


Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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