



£750,000

106 Richmond Road, Montpelier, Bristol, BS6 5ER

2 The Promenade, Bristol, BS7 8AL

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# 106 Richmond Road Montpelier, Bristol, BS6 5ER

An immaculate and well-designed four/five bedroom townhouse in the heart of Montpelier. Skillfully built in 2007, this end-of-terrace home blends period style with modern building standards.

The property is located on the highly desirable Richmond Road, close to the local shops and cafés along the vibrant Picton Street and near Fairlawn, The Dolphin Primary Schools, and Fairfield Secondary School.

The 1940sq.ft of internal accommodation is arranged over four floors, offering a flexible living arrangement to suit many lifestyles. Entering the property into a large entrance hall, you are greeted by stairs to the first and lower ground floors and doors to a sitting room and home office/bedroom five. A sitting room at the rear extends the entire property width and has four southerly-facing windows casting far-reaching views over the city. At the base of the house, the lower ground floor comprises a family room at the front of the property with an adjacent utility room with access to a front courtyard garden. At the rear is a lovely, light, bright kitchen breakfast room with a partially glazed roof and glazed doors onto the garden. The kitchen is fitted with a range of contemporary painted units with integrated appliances, granite work surfaces and a central island. There is a large walk-in storage cupboard, and at the foot of the staircase is a ground floor w/c.

The central staircase climbs to the first floor, with two double bedrooms at the front and rear and a family bathroom with a white suite and part-tiled walls and floor. On the top floor of the house is the third double bedroom at the front and fourth at the back, making the most of the far-reaching views. To complete this floor is a modern shower room accessed from the top floor hallway. All the windows throughout the property





are double-glazed, with the majority of them in a sash style.

Externally, the glazed doors from the kitchen open onto a southeast-facing garden with shrub borders, a seating area and an additional enclosed seating area beyond with a wooden storage shed and gated rear access. At the front of the property is an area for bins/bikes, which steps down to a sunken courtyard seating area.

This is a unique home combining the best of new and old with an EPC rating of C (bordering a B) located close to the shops and cafés in Montpelier, Montpelier Station and is less than 1 mile from the City Centre.

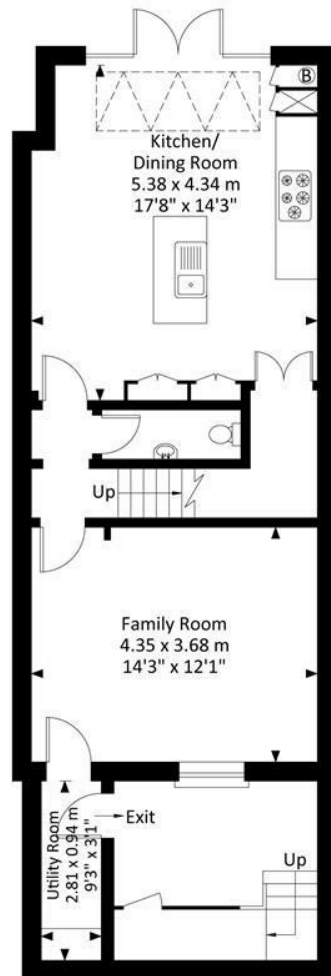




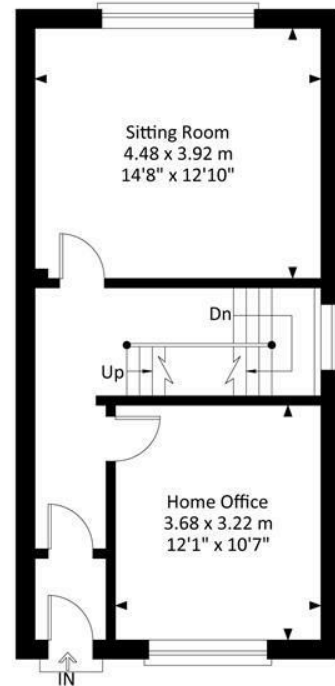


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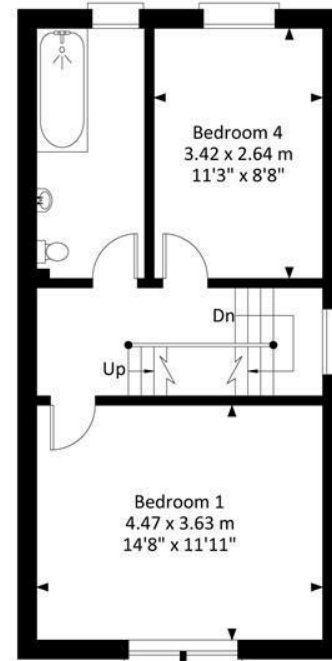
Approximate Gross Internal Area = 180.26 sq m / 1940.30 sq ft  
(Excluding External Area)



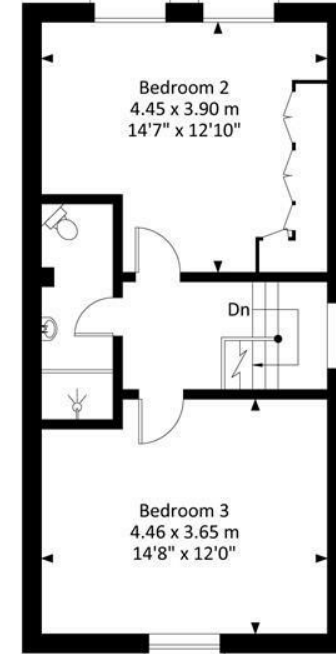
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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





**elephant** 

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