



83 Shaftesbury Avenue, Montpelier

Guide Price £550,000

RICHARD
HARDING



83 Shaftesbury Avenue,

Montpelier, Bristol, BS6 5LU

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A well balanced mid-terrace family home of circa 1,220 sq. ft., offering 3 double bedrooms, 2 bath/shower rooms with bay fronted through sitting/dining room, plus courtyard rear garden.

Key Features

- Located within the heart of Montpelier, a vibrant and sought after location, within easy reach of Picton Street, Cheltenham Road and Gloucester Road, all offering a wide range of independent shops, cafes and restaurants.
- **Ground Floor:** entrance vestibule, hallway, cloakroom/wc, through sitting/dining room and kitchen/breakfast room.
- **First Floor:** split level landing, bedroom 2, bedroom 3 and family bathroom/wc.
- **Second Floor:** landing, bedroom 1 with en-suite shower room/wc.
- **Outside:** shallow front courtyard plus enclosed private rear courtyard.
- Gas central heating and triple glazing throughout.





GROUND FLOOR

APPROACH: from the pavement proceed through the wrought iron gate, tiled pathway leads up to the front entrance door.

ENTRANCE VESTIBULE: period archway leads into:-

ENTRANCE HALLWAY: ceiling light points, radiator, stairs ascend to first floor landing, understairs storage cupboard, exposed wooden floorboards and moulded skirting boards. Doors radiate to sitting room, dining room, kitchen/breakfast room and cloakroom/wc.

CLOAKROOM/WC: low level wc, wash hand basin set on slimline vanity unit, exposed wooden floorboards.

THROUGH SITTING/DINING ROOM: (26'2" x 11'7") (7.98m x 3.53m) measured together, but described separately as follows:-

Sitting Room: bay fronted sitting room with three triple glazed sash windows to front elevation with fitted plantation shutters. Cast iron open fireplace with painted mantelpiece, recesses to either side of chimney breast, ceiling rose with ceiling light point, ornate cornicing, radiator, moulded skirting boards and exposed wooden floorboards. Large square opening to:-

Dining Room: ceiling light point, cornicing, radiator, moulded skirting boards and exposed wooden floorboards. Door leading to:-

KITCHEN/BREAKFAST ROOM: (15'1" x 9'1") (4.61m x 2.76m) fitted with a matching range of wall, base and drawer units, with square edged worktop over, dual Belfast sink with mixer tap over. Integrated appliances include dishwasher, waist height double oven and 4-ring gas hob with extractor fan over. Space and plumbing for washing machine. Coloured glass splashbacks, inset ceiling downlighters. Breakfast area with large Velux ceiling skylight, ample space for seating. French doors giving access out onto private rear courtyard.

FIRST FLOOR

SPLIT-LEVEL LANDING: stairs ascend from hallway. Ceiling light point and moulded skirting boards. Doors radiate to bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 2: (13'11" x 15'2") (4.25m x 4.63m) a generous bay fronted double bedroom with triple glazed sash windows to front elevation, cast iron feature fireplace, built in wardrobes to either side of chimney breast, ceiling light point, radiator and skirting boards.

BEDROOM 3: (12'1" x 10'0") (3.68m x 3.06m) a double bedroom with ceiling light point, sash window to rear elevation, radiator and moulded skirting boards.

FAMILY BATHROOM/WC: a white bathroom suite comprising of low level wc, wash hand basin set on vanity unit, freestanding claw foot bath with handheld mixer shower over, double shower enclosure with system fed waterfall shower over plus detachable hand shower attachment, vertical wall mounted radiator, inset ceiling downlighters, extractor fan, obscured triple glazed hardwood sash window to rear elevation, shaver socket, tiled surrounds, tiled flooring. Airing cupboard housing Worcester combi-boiler.

SECOND FLOOR

LANDING: Triple glazed sash window to rear elevation, ceiling light point. Door leading to:-

BEDROOM 1: (16'8" x 12'6") (5.08m x 3.80m) a fantastic principal double bedroom with three triple glazed sash windows overlooking the rear garden, inset ceiling downlighters, radiator, useful eaves storage cupboard and moulded skirting boards. Door to:-

En-Suite Shower Room/WC: a white suite comprising of low level wc, wash hand basin set on vanity unit, corner shower with waterfall shower over, wall mounted chrome towel radiator, inset ceiling downlighters, extractor fan, Velux window to front elevation, tiled walls, shaver socket, tiled flooring.





OUTSIDE

FRONT GARDEN: small courtyard enclosed by dwarf wall boundaries and wrought iron gate.

REAR COURTYARD GARDEN: (15'5" x 15'0") (4.70m x 4.57m) laid to flagstone patio with outside light, an ideal place for entertaining or relaxing, enclosed by brick and rendered boundaries with trellis fencing above.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property.

- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

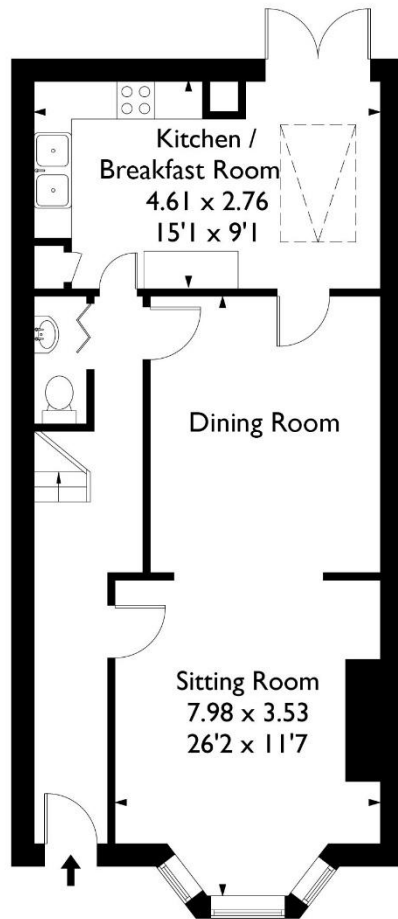
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



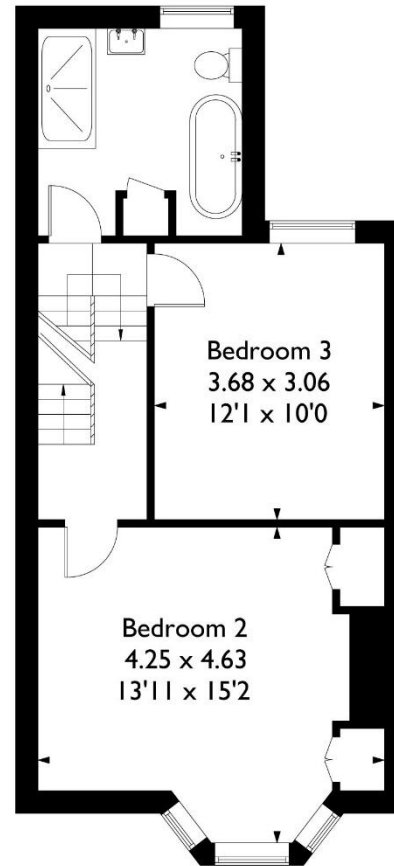


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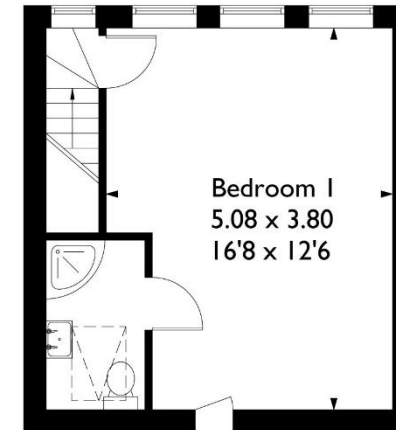
Approximate Gross Internal Area 113.1 sq m / 1217.8 sq ft



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.