



13 Montgomery Street, Bristol, BS3 4SE

£400,000

- Period Terrace Home
- Through Sitting / Dining Room
- Modern Bathroom
- A Short Stroll from Victoria Park
- NO ONWARD CHAIN

- Two Double Bedrooms
- Modern & Stylish Kitchen
- Period Features
- Ideal First Time Purchase
- Energy Rating - C

Situated on Montgomery Street, just a short stroll from the picturesque Victoria Park, this charming home offers generous and well-presented accommodation throughout.

Upon entering, you are welcomed by a bright and inviting hallway, leading through to a spacious open-plan sitting and dining room—ideal for both relaxing and entertaining. The dining area features a characterful period-style fireplace, while engineered wood flooring runs seamlessly throughout the ground floor, enhancing the sense of space and warmth. The well-appointed kitchen is fitted with a range of integrated appliances, including an oven, hob with extractor, and dishwasher, along with plumbing for a washing machine. Completing the ground floor is a stylish and contemporary bathroom, finished to a modern standard. Upstairs, the first floor comprises two light and airy double bedrooms, both offering comfortable living space. Externally, the property benefits from an enclosed, low-maintenance rear garden—perfect for enjoying outdoor dining or evening barbecues with family and friends.

The city centre is a 25 minute walk whilst Temple Meads Station is a 15 minute walk. For a quiet evening out with friends or family, there are gastro-pubs such as Star & Dove and The Victoria Park close by. The iconic Banana Boat and Bakehouse Bakery are also just a stones throw away. A little further away, there is an abundance of shops and restaurants along the Wells Road and local primary and secondary schools are also close at hand. Wapping Wharf, situated on Bristol's historic floating harbour, boasts some of the best bars, restaurants and lifestyle shops in the area and can be reached on foot in half an hour.

Sitting Room 13' x 10'6 (3.96m x 3.20m)

Dining Room 13'11 x 12'9 (4.24m x 3.89m)

Kitchen 8'9 x 6'5 (2.67m x 1.96m)

Bathroom 8'6 x 6'5 (2.59m x 1.96m)

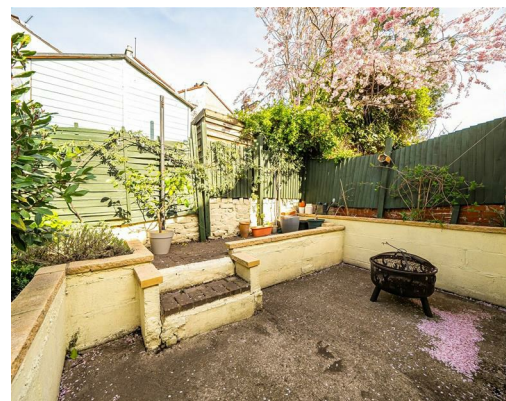
Bedroom One 14'4 x 13'1 (4.37m x 3.99m)

Bedroom Two 13'1 x 11'2 (3.99m x 3.40m)

Tenure - Freehold

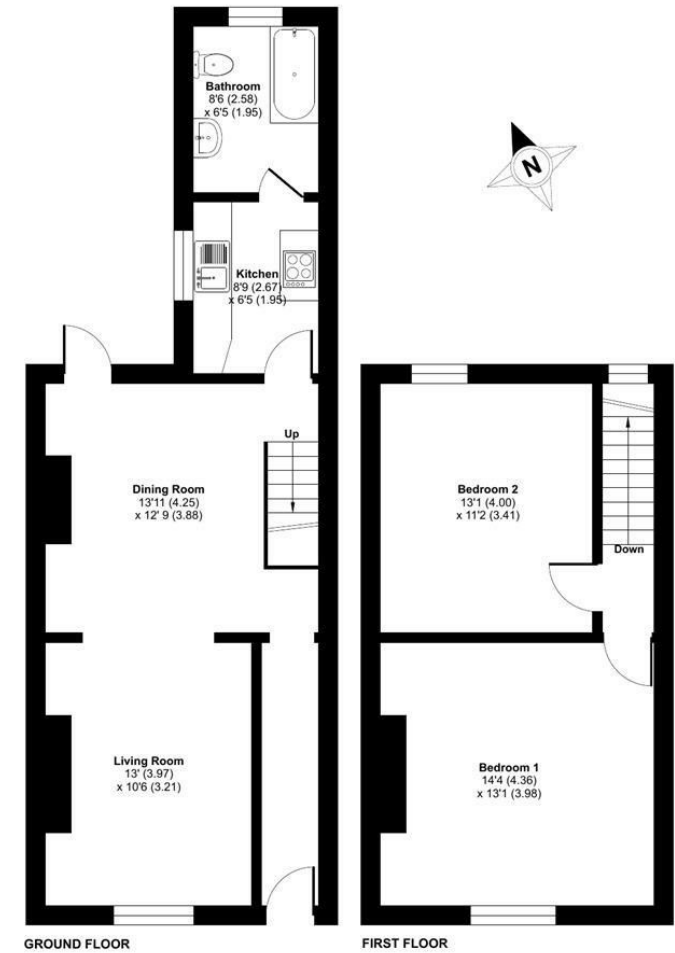
Council Tax Band - B





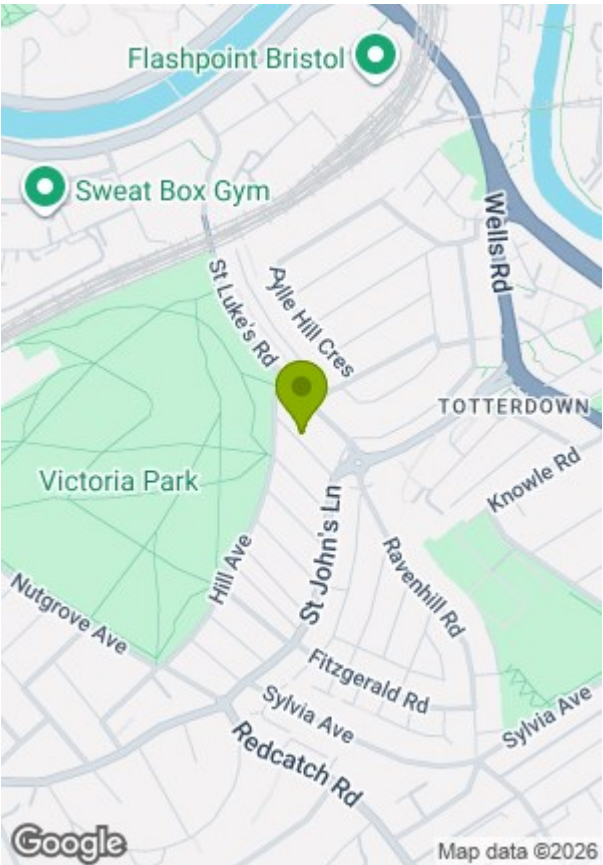
Montgomery Street, Victoria Park, Bristol, BS3

Approximate Area = 859 sq ft / 79.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Greenwood's Property Centre. REF: 1430276

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 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		England & Wales	EU Directive 2002/91/EC	

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