



GOODMAN
& LILLEY



22 THE MEWS, CATHERINE COURT PICTON STREET, BRISTOL BS6 5QA

ACCOMMODATION

Please see floorplan for measurements

GROUND FLOOR

The accommodation is thoughtfully arranged to maximise both space and practicality. Upon entering the property, a generous entrance hall creates a welcoming first impression. From here, there is internal access to the integral garage, a convenient cloakroom and practical utility/storage area. Stairs lead to the upper floors.

FIRST FLOOR

Occupying the majority of the first floor is an impressive full-width open-plan living space, providing clearly defined areas for relaxing, dining and entertaining. The recently updated kitchen has been fitted with contemporary units and offers ample worktop and storage space, while the living and dining areas enjoy an abundance of natural light. Double glazed doors open directly onto a private south-facing balcony, creating the perfect spot for morning coffee, al fresco dining or simply enjoying the sunshine throughout the day.

SECOND FLOOR

The second floor hosts two well-proportioned double bedrooms, both benefitting from fitted wardrobes and offering comfortable accommodation. Completing the property is a bathroom, finished to a high standard with a contemporary three-piece suite and modern fittings.

EXTERNALLY

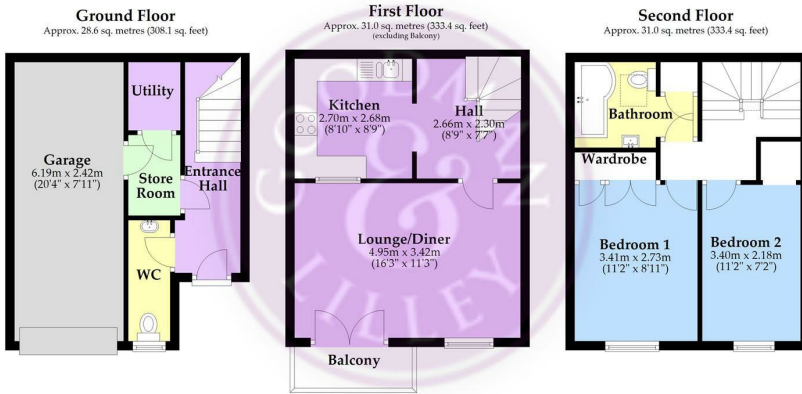
Externally, the property continues to impress with the rare advantage of an integral garage providing secure parking and additional storage. The development also benefits from secure visitor parking, enhancing the practicality and appeal of this superb home.

LOCATION

Ideally positioned within easy walking distance of Picton Street, Stokes Croft and Cheltenham Road, residents can enjoy an eclectic selection of independent cafés, restaurants, bars and boutique shops right on their doorstep. Montpelier Train Station is also nearby, while excellent bus routes and road connections provide straightforward access to Bristol City Centre and beyond.



**GOODMAN & LILLEY
BRANCH NETWORK**



Total area: approx. 90.6 sq. metres (975.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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LETTINGS

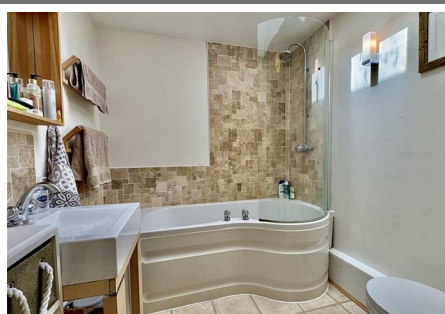
01275 299010

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**LAND & NEW
HOMES**

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- Secure gated development in sought-after Montpellier
- Private south-facing balcony
- Walking distance to local amenities and train station
- Two double bedrooms with fitted wardrobes
- Integral garage and visitor parking

Opening hours vary slightly in each office
Mon to Fri 9am-6pm Sat 9am-4pm

