



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

*Montreal Avenue*

HORFIELD



Comments by Ms Ashton Jones

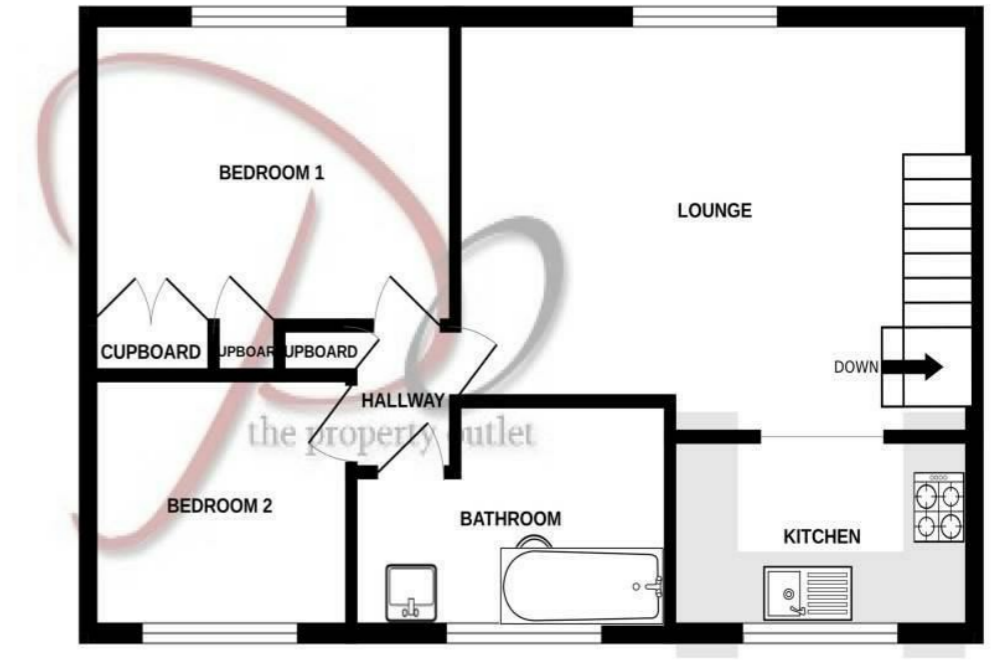


**Property Specialist**  
**Ms Ashton Jones**  
 Branch manager

a.jones@thepropertyoutlet.com

ENTRANCE FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023

Comments by the Homeowner



# Montreal Avenue

*Horfield, Bristol, BS7 0NQ*

Asking Price

**£230,000**



2 Bedroom(s)



1 Bathroom(s)



548.95 sq ft



Contact our

***Property Outlet Branch***

0117 935 4565

The Property Outlet are delighted to offer to the sales market this modern coach house set in a fantastic location within walking distance to Horfield Common & Southmead Hospital. The property is being sold with no onward chain and would ideally suit first time buyers or an investor. The accommodation comprises entrance, stairs to first floor leading to a large living/dining room, fitted kitchen with integrated appliances, two double bedrooms and a bath/shower room/w/c. The property further benefits from an integral garage situated at the rear of the property, off road parking, double glazing & gas central heating. The Property Outlet highly recommend an early internal inspection.





Entrance

Stairs To First Floor

Living/Dining Room 16'6" 11'7" (5.05 3.55)

Fitted Kitchen 9'8" 5'5" (2.96 1.66)

Bedroom One 11'8" 8'6" (3.57 2.61)

Bedroom Two 8'4" 7'1" (2.56 2.18)

Bath/Shower Room & W/c 10'2" 6'5" (3.10 1.96)

Outside

Integral Garage

Off Road Parking

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 