

*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



CHEL TENHAM ROAD
MONTPELLIER



ENTRANCE HALL

LIVING ROOM

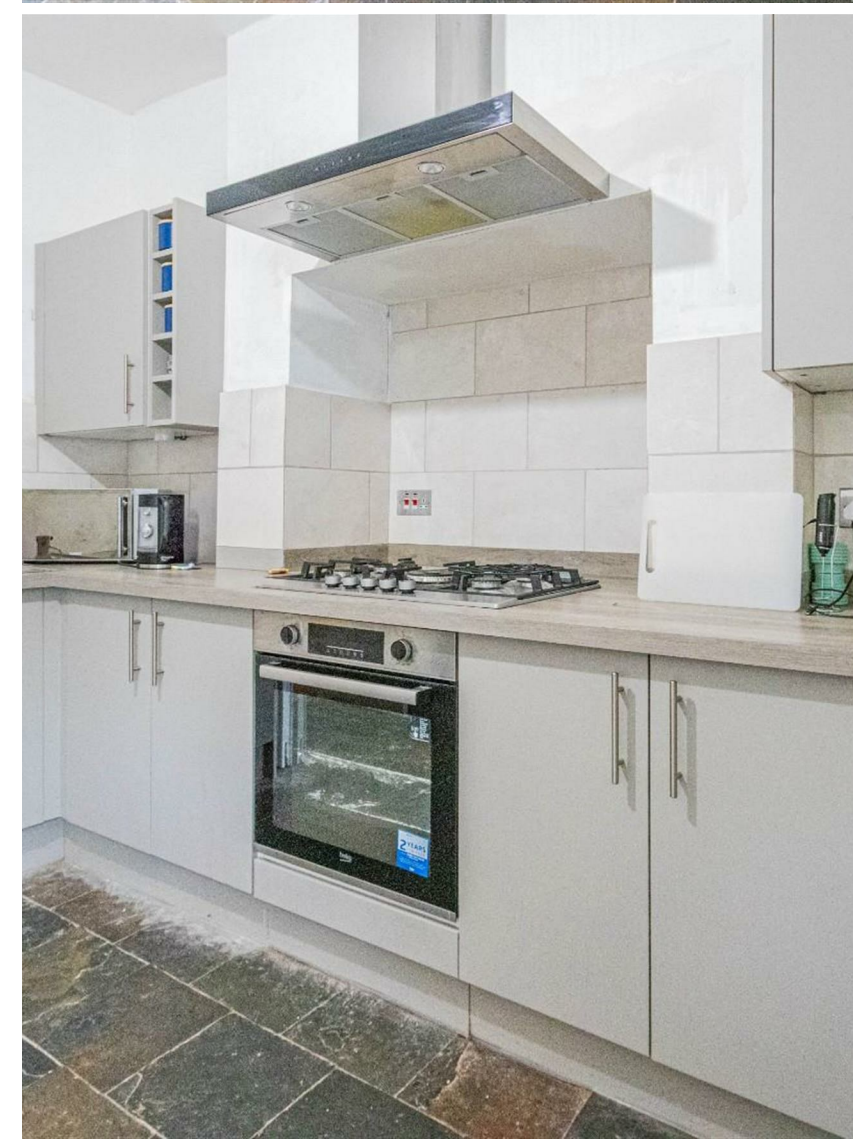
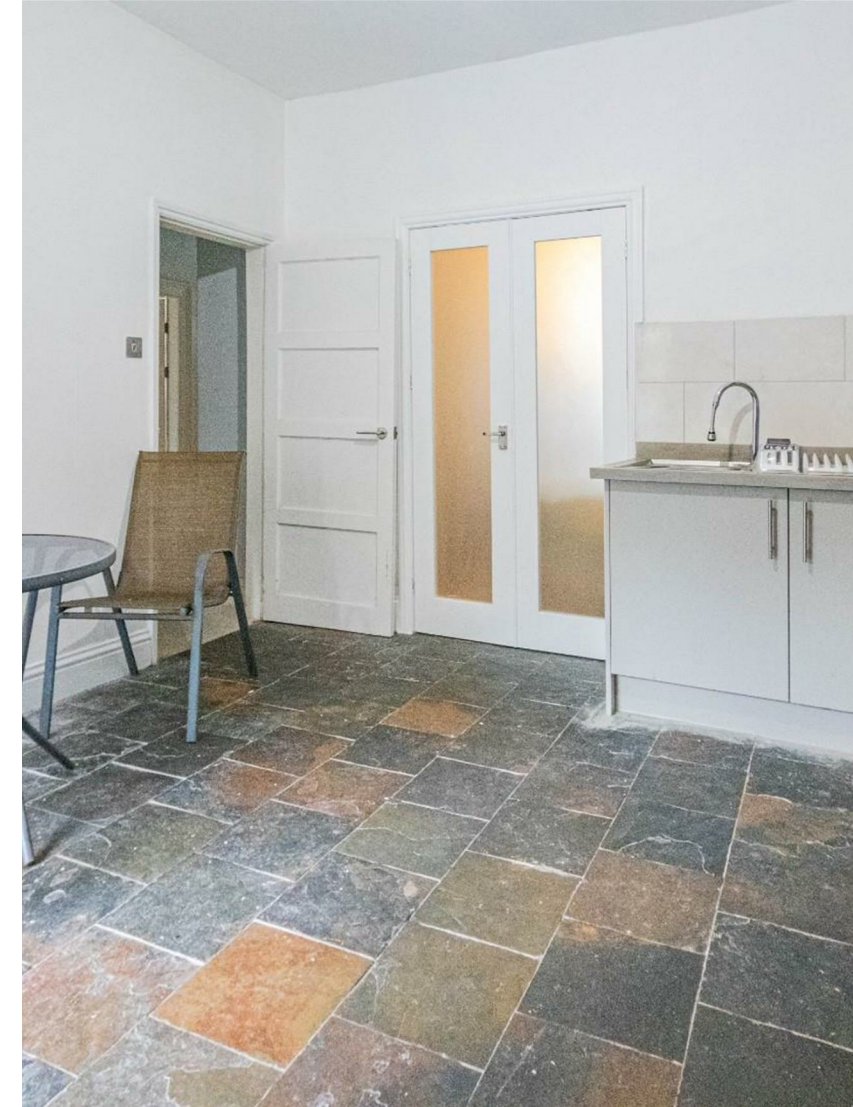
KITCHEN/DINING ROOM

BATH/SHOWER ROOM & W/C

BEDROOM ONE

BEDROOM TWO

REAR GARDEN





CHELTENHAM ROAD

MONTPELLIER, BS6 5RH -
£435,000 SHARE OF FREEHOLD

 2 Bedroom(s)  1 Bathroom(s)  1033.34 sq ft

Nestled on the charming Cheltenham Road in Bristol, this delightful garden flat offers a perfect blend of historic character and modern convenience. Spanning an impressive 1,033 square feet, this spacious two-bedroom property is a rare find, especially given its Grade II listed status, which adds a unique charm and a sense of heritage.

Upon entering, you are welcomed into a generous reception room that exudes warmth and character, making it an ideal space for both relaxation and entertaining. The updated kitchen is a true highlight, featuring contemporary fittings that seamlessly blend with the flat's features. The bathroom has also been thoughtfully modernised, ensuring comfort and style for everyday living.

Both bedrooms are well-proportioned, providing ample space for rest and personalisation. The flat's garden is a delightful outdoor retreat, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Situated within walking distance to the city centre, this property offers the convenience of urban living while maintaining a peaceful atmosphere. With its combination of spacious interiors, modern updates, and a prime location, this garden flat is an exceptional opportunity for those seeking a home in Bristol. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

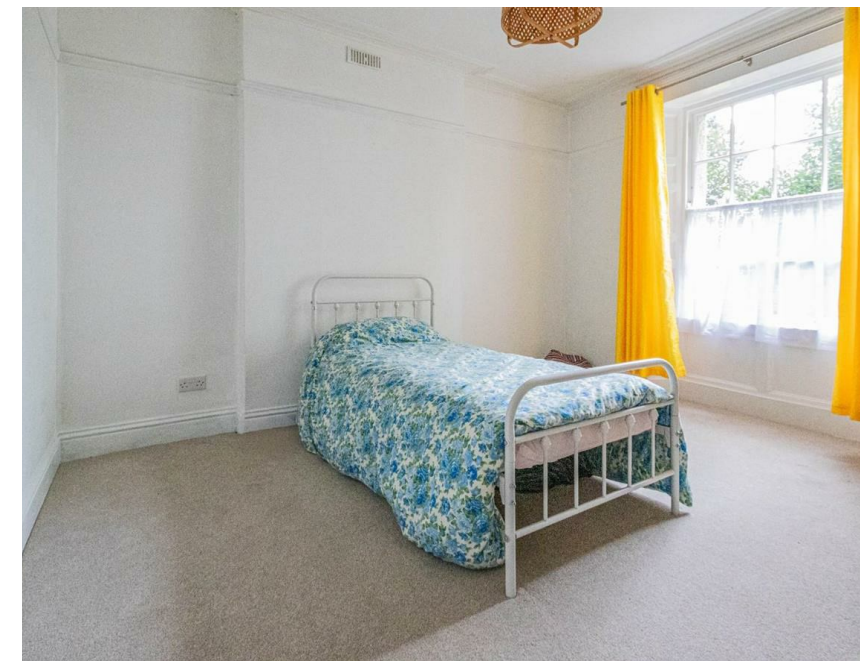


COUNCIL TAX BAND - B

- 1033.34 SQ FT
- Walking distance to city centre
- Grade II listed
- Own entrance
- Garden flat
- Modern Kitchen & Bathroom
- Close to motorway links
- Two double bedrooms
- Great for investors
- Viewing highly recommended

PROPERTY SPECIALIST

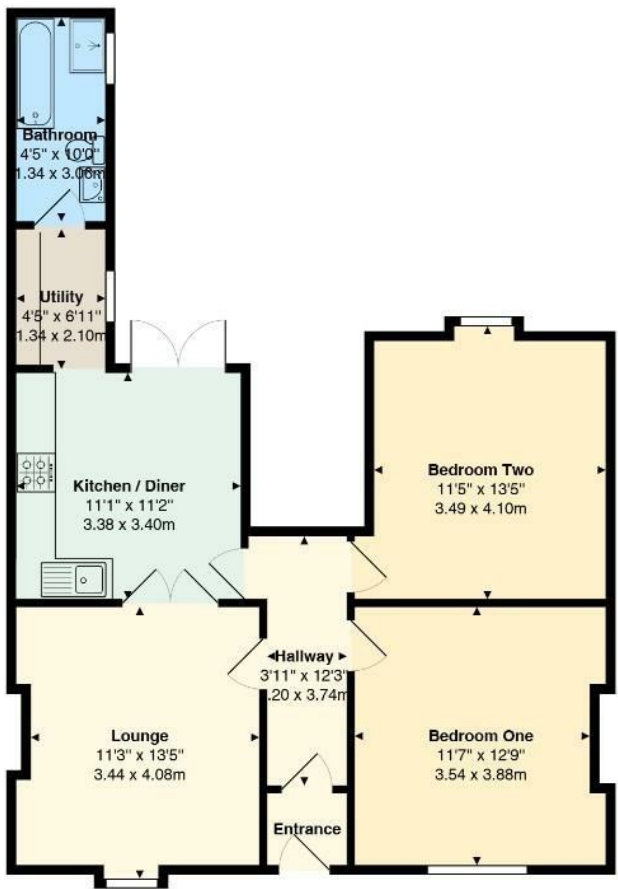
Ms Ashton Jones
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Branch manager





 Cheltenham Road, Montpellier, Bristol

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All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 