

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized, curved line that forms a shape reminiscent of an elephant's trunk or a modern 'S'.

£550,000

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## 20 St. Andrews Road Montpelier, Bristol, BS6 5EH

A fine example of a Victorian family home located on St Andrews Road in Montpelier. Situated within a short walk to Montpelier train station, this property has a lot to offer with its great views over the city, original features and scope to extend further.

Ground floor accommodation comprises two open plan living rooms with stripped wood floors. The front reception room has a bay window with new double-glazed uPVC sash windows, ornate ceiling cornice and rose, stripped wood floor and a period fireplace. The rear of the two reception rooms feels light and bright and features ceiling coving and a new uPVC double-glazed sash window overlooking the rear garden.

At the rear of the ground floor is a stylish kitchen/diner complete with a range of contemporary wall and base units with solid wood worktops, tiled splash-backs and terracotta tiled floor. This space is filled with natural light thanks to two large windows and a glazed door leading out onto the rear garden.

On the first floor are three bedrooms and a family bathroom. The main bedroom is at



the front and spans the full width of the property with a picture rail, period fireplace and fitted period wardrobe. This room further benefits from a pleasant and open outlook onto the park adjacent and neighbouring houses. Next door is the second double bedroom which also has a period fireplace, whilst the third bedroom is at the rear of the property and is currently being used as a study.

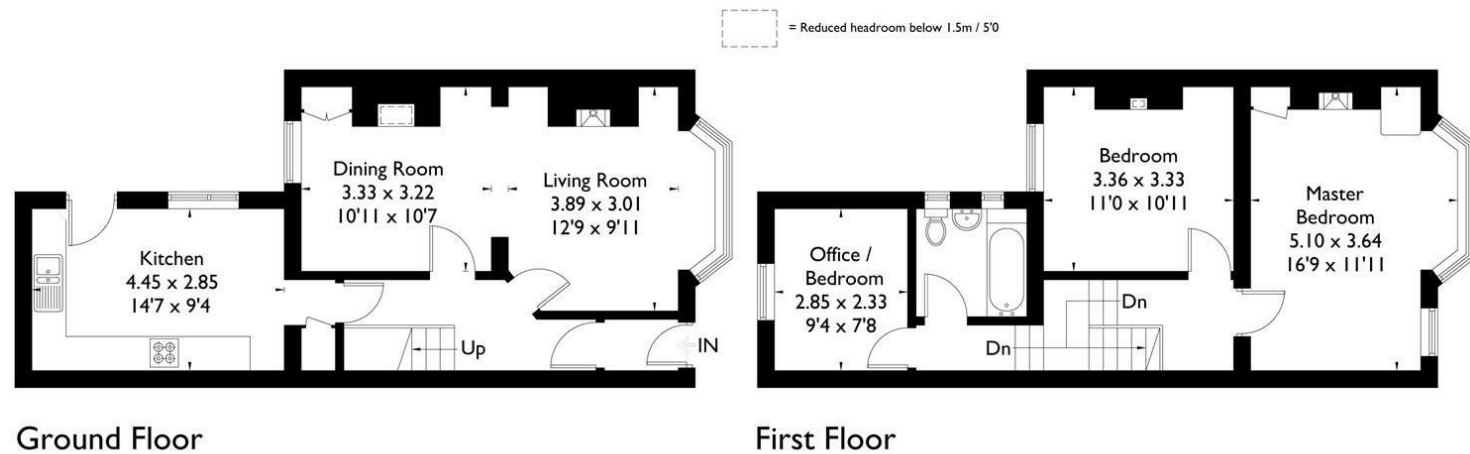
Externally, the front of the property possesses the classic Victorian facade with double bay frontage, whilst the pleasant and sunny rear garden is presented in two sections: a small paved patio area with steps leading up to a lawned garden with a seating area to catch the last of the afternoon sun. The house further benefits from 9 solar panels on the roof.

This lovely property is the epitome of a Montpelier home that has been lovingly updated by the current owner and a desirable central location with easy access to the many local cafes, bars, restaurants and shops.



20 Saint Andrews Road, Bristol, BS6 5EH

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



| Energy Efficiency Rating                                                                                                                                                               |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                 |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                | Potential | Current                                                                                                                                                                                                                        | Potential |
|                                                                                                                                                                                        |           |                                                                                                                                                                                                                                |           |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(82 plus) A<br>(61-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                             |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                     |           |

FLOORPLANZ © 2018 0203 9056099 Ref: 223957

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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