

64 Montague Road, Bristol, BS31 3LL

£550,000

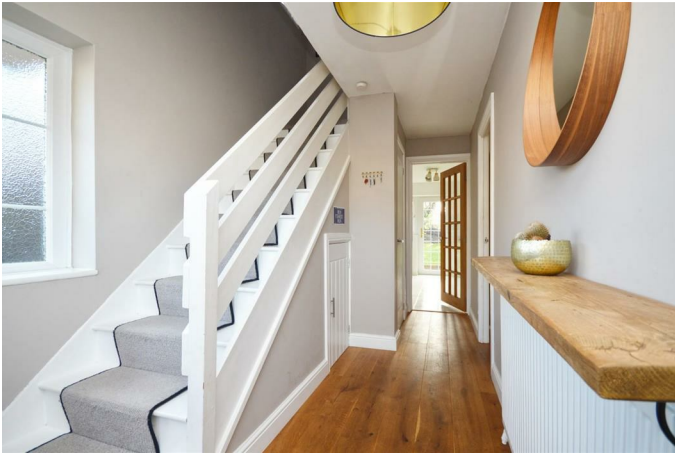
Nestled on Montague Road in the charming village of Salford, this well-presented four-bedroom detached house offers a perfect blend of comfort and convenience. Built in 1980, the property spans an impressive 1,109 square feet and is ideally situated at the southern edge of the village, surrounded by a picturesque sylvan backdrop.

This family home features two spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is enhanced by large, quality double-glazed doors that open onto a beautifully maintained rear garden, which faces directly south, ensuring plenty of sunlight throughout the day. The garden is a private oasis, complete with a generous patio area, perfect for outdoor gatherings or quiet moments in nature.

The property also includes a single garage and a driveway, offering convenient off-street parking. With uPVC double glazing and gas-fired central heating with a recently refitted Worcester combination boiler, comfort and energy efficiency are assured.

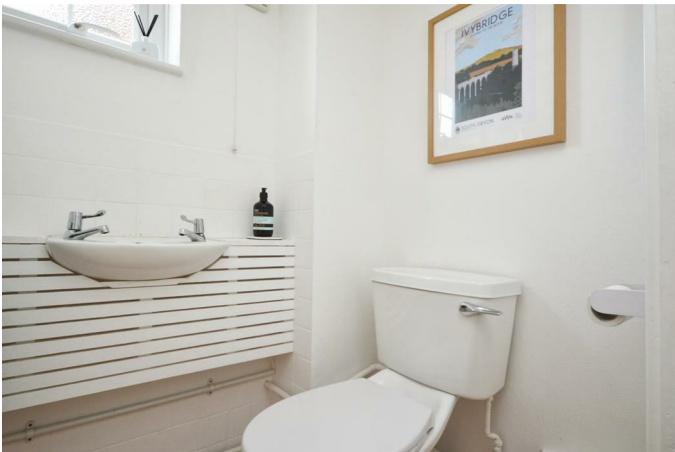
Entrance via uPVC double glazed obscured glass door into

Hallway



uPVC double glazed window to front aspect, stairs rising to first floor landing, understairs storage cupboard, single radiator, doors to

Downstairs W/C



Obscured uPVC double glazed window to side aspect, close coupled w/c, wash hand basin with taps over, extractor fan.

Sitting Room

14'6" x 13'1" (4.44 x 3.99)



uPVC double glazed feature bay window to front aspect, double radiator, freestanding electric wood burner style fire, opening to

Dining Room

12'2" x 11'1" (3.73 x 3.39)



uPVC double glazed patio doors opening to rear garden, 2 uPVC double glazed floor to ceiling matching side panels, double radiator, door to

Kitchen

11'10" x 8'10" (3.61 x 2.71)



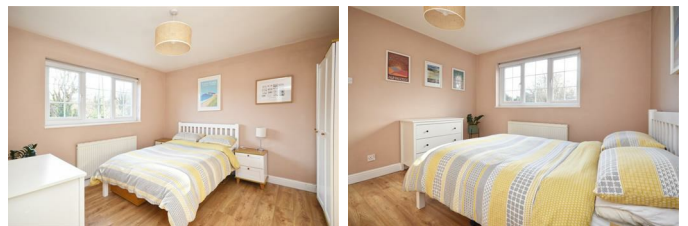
uPVC double glazed patio door opening to rear garden, uPVC double glazed windows to rear and side aspects, a range of wall and floor units with worksurface over, sink drainer unit with mixer tap, space and plumbing for washing machine, space for tumble drier, gas cooker and slimline dishwasher, single radiator, wall mounted Worcester combination boiler.

First Floor Landing

Airing cupboard with shelving for linen, doors to

Master Bedroom

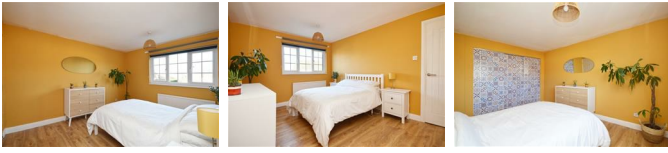
15'5" x 10'7" (4.71 x 3.25)



uPVC double glazed window to front aspect, single radiator, fitted wardrobes.

Bedroom Two

12'0" x 10'7" (3.68 x 3.24)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

10'7" x 9'4" (3.25 x 2.85)



uPVC double glazed window to front aspect, storage cupboard, single radiator.

Bedroom Four

7'0" x 9'3" (2.15 x 2.84)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom

6'2" x 5'11" (1.88 x 1.81)



uPVC obscured double glazed window to side aspect, pedestal wash hand basin with taps over, panelled bath with rainfall shower attachment over, close coupled w/c, heated towel rail.

Outside



The FRONT of the property is laid mainly to lawn with a pathway leading to the front door, there is a driveway providing off street parking and access to the SINGLE GARAGE via an up and over door. The south facing REAR garden is immaculately presented with a patio immediately adjacent to the property ideal for outside entertaining. The remainder is laid mainly to lawn. The rear garden is fully enclosed by wooden fencing. A pedestrian door gives access into the garage.

Directions

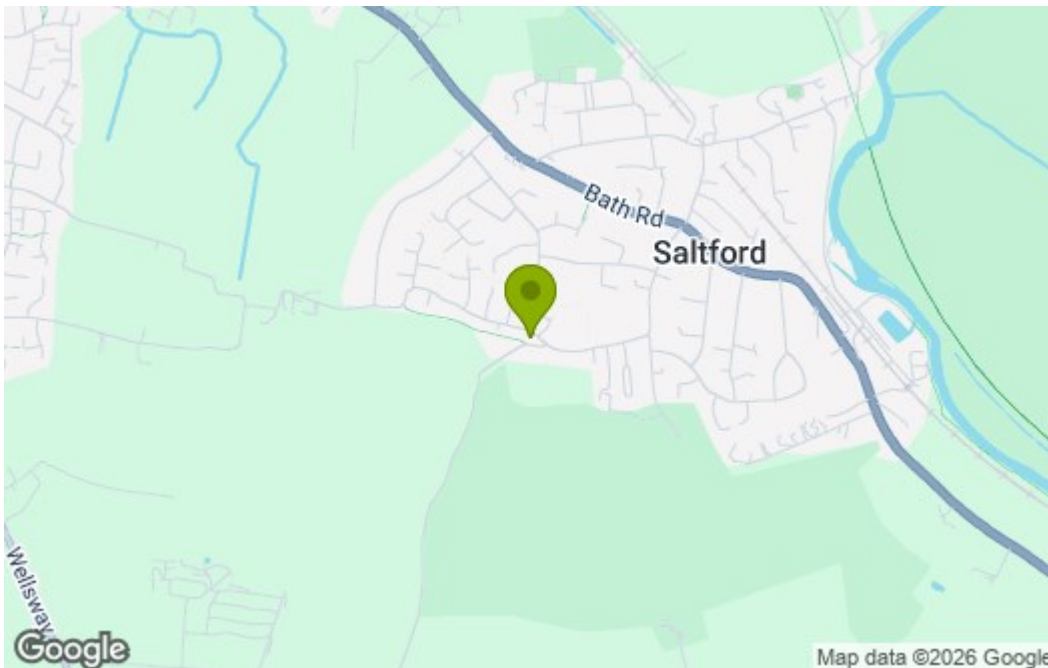
Sat Nav BS31 3LL

Floor Plan



Total area: approx. 120.3 sq. metres (1295.4 sq. feet)
64 Montague rd, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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