

estate agents **auctioneers**



24 Albany Road, Montpelier, Bristol, BS6 5LH  
£285,000

A rare opportunity to purchase a sizable (1000 sq ft) split level maisonette with rear garden in need of RENOVATION throughout.

- Split Level
- Period Conversion
- Renovation Required throughout
- Rear Garden
- Ideal home or H.M.O subject to PP
- Gas Central Heating
- No Onward Chain

### The Property

The property occupies the hall and basement level of a charming Victorian Terrace, the flexible accommodation spans in excess of 1000 sq ft with three double bedrooms, two of which bay fronted, multiple bathrooms, separate fitted kitchen and lounge area. Whilst well cared for since ownership updating is required throughout. Outside the property offers a generous rear walled garden with huge potential.

### Location

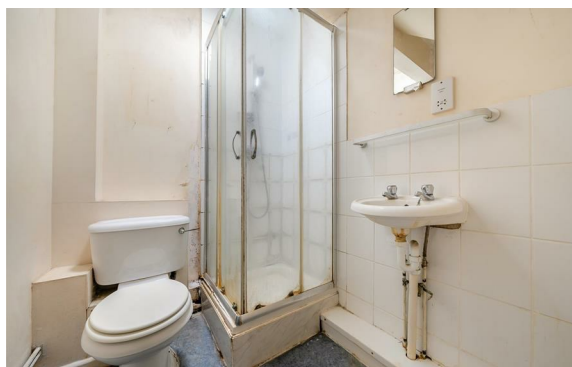
Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses. Nearby Gloucester Road offers a wealth of bars, restaurants and independant shops and also many amenities within walking distance of the property such as Cabot Circus shopping centre and Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Montpelier train station is just a short walk away whilst Bristol Temple Meads train station is less than two miles, and Bristol International Airport to the south of the city is 12 miles.

### Other Information

Leasehold. To Follow  
Management Fee: To Follow  
Council Tax Band: To Follow

### Please Note

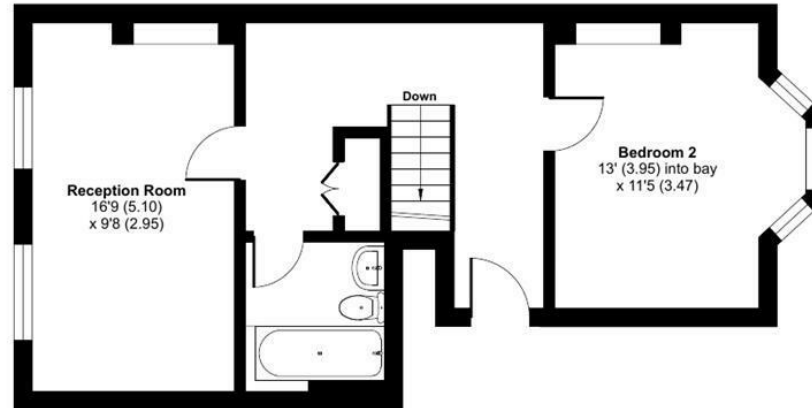
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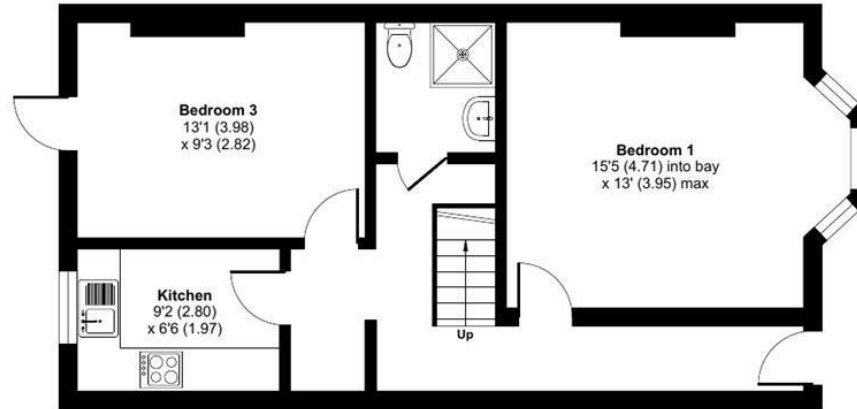
# Albany Road, Bristol, BS6

Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hollis Morgan. REF: 1348262



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
69	79	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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