

estate agents **auctioneers**

**hollis
morgan**



Lower Maisonette, 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

Freehold

Management Fee: ad hoc

Council Tax Band: A

Please Note

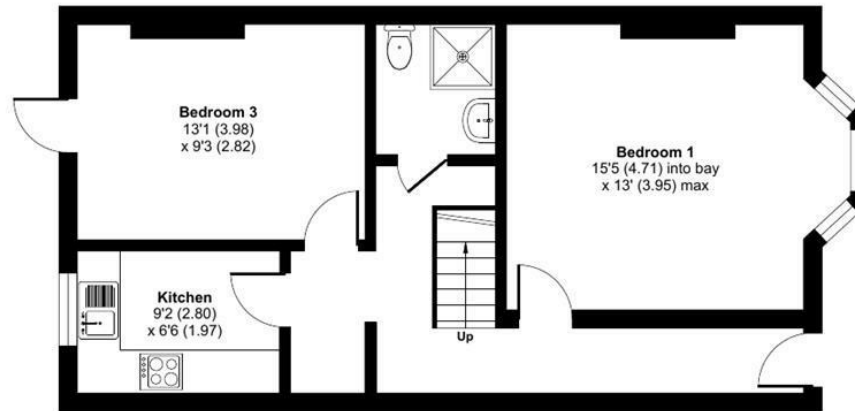
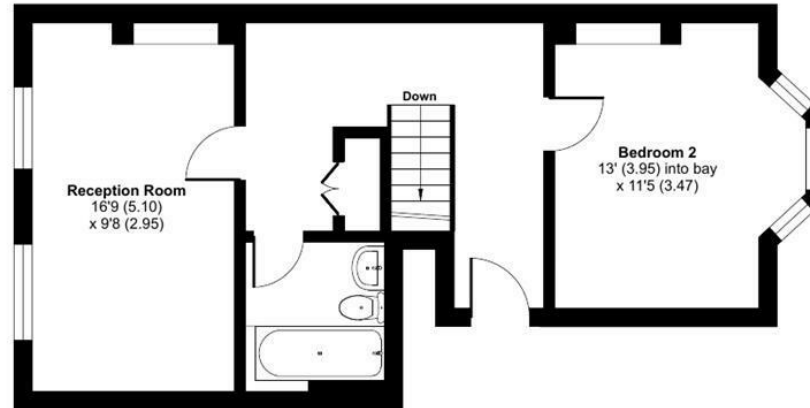
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Albany Road, Bristol, BS6

Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



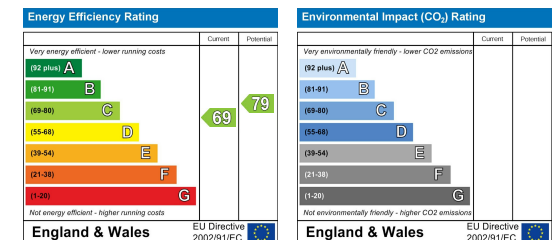
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hollis Morgan. REF: 1348262



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
