

estate agents **auctioneers**

**hollis  
morgan**

Garden Maisonette, 25a Cobourg Road, Montpelier, Bristol, BS6 5HT

£245,000

Hollis Morgan - A (1,400sq ft) three bed maisonette in need of renovation with a large private south facing rear garden. Chain Free.

- Three Bed Lower Maisonette
- Private South Facing Rear Garden
- 1,400 Sq Ft
- Three Bedrooms
- In Need of Refurbishment
- Development Potential
- Period Victorian Terrace
- Fantastic Location
- Chain Free

### The Property

Occupying the lower levels of this attractive Victorian mid Terrace, this three bedroom maisonette is in need of refurbishment throughout but has the potential to become a superb home.

The flat is accessed via the ground floor with this level comprising family bathroom and 3 bedrooms with the master benefiting from bay window to rear and fine views over the city beyond.

Below there is a large open plan living space with separate kitchen and access to the large south facing rear garden.

In addition, there are 2 large rooms on the lower level which are currently used as stores which could be developed subject to the necessary planing consents.

### Location

The property is situated on the desirable Cobourg Road in the heart of Montpelier. The property is close to the local shops and cafes along the vibrant Picton Street whilst the amenities of the City Centre and Gloucester Road are easily accessible. There is excellent local transport links and both Fairlawn and The Dolphin Primary Schools are close by.

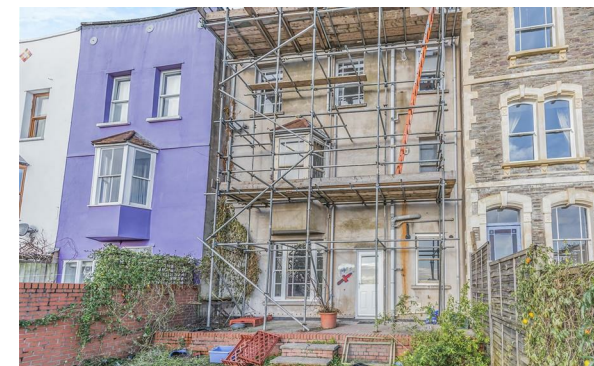
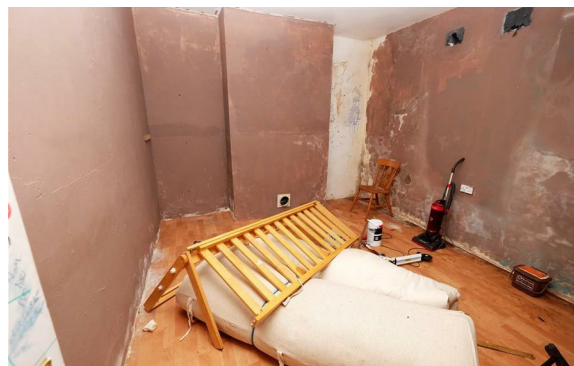
### Other Information

Leasehold. Residue of 999 years remaining  
Management Fee: circa £40pcm

Council Tax Band: B

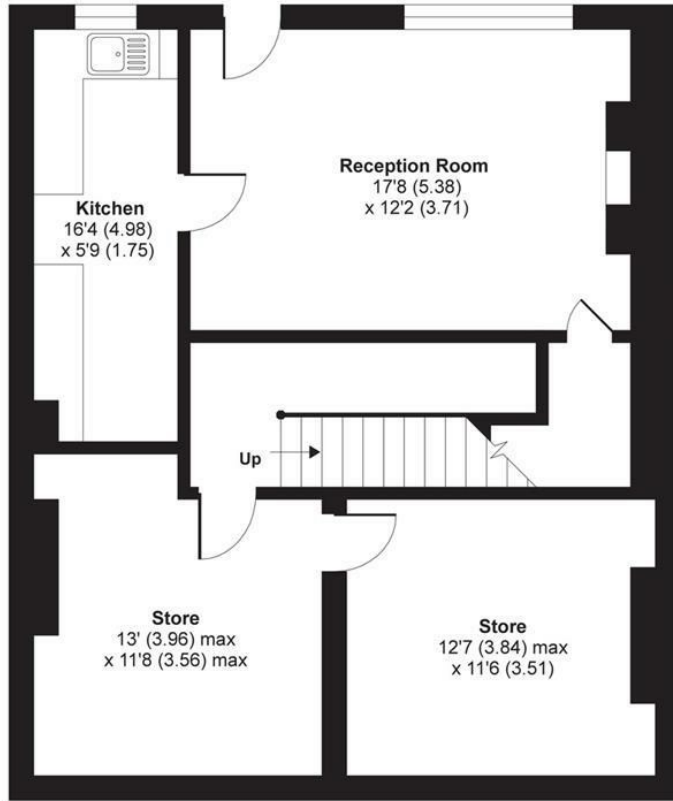
### Please Note

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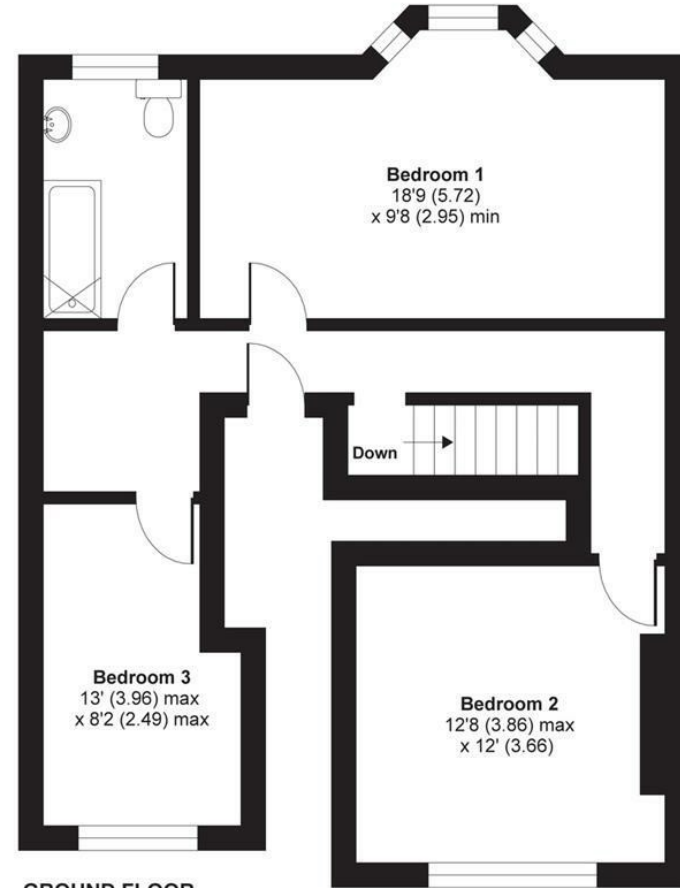


# Cobourg Road, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 1394 SQ FT 129.5 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR

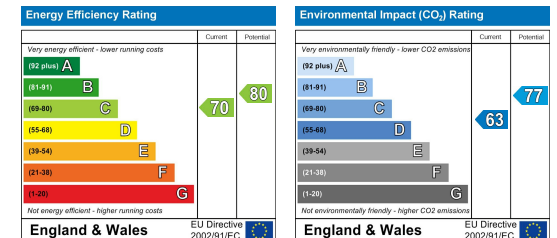
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