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.

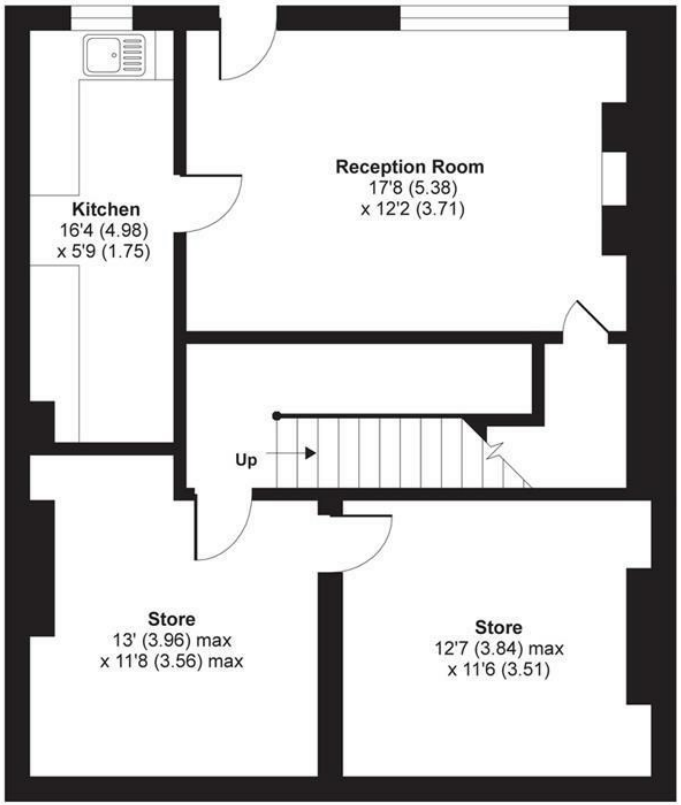
Other Information
Leasehold. Residue of 999 years remaining
Management Fee: circa £40pcm

Council Tax Band: B

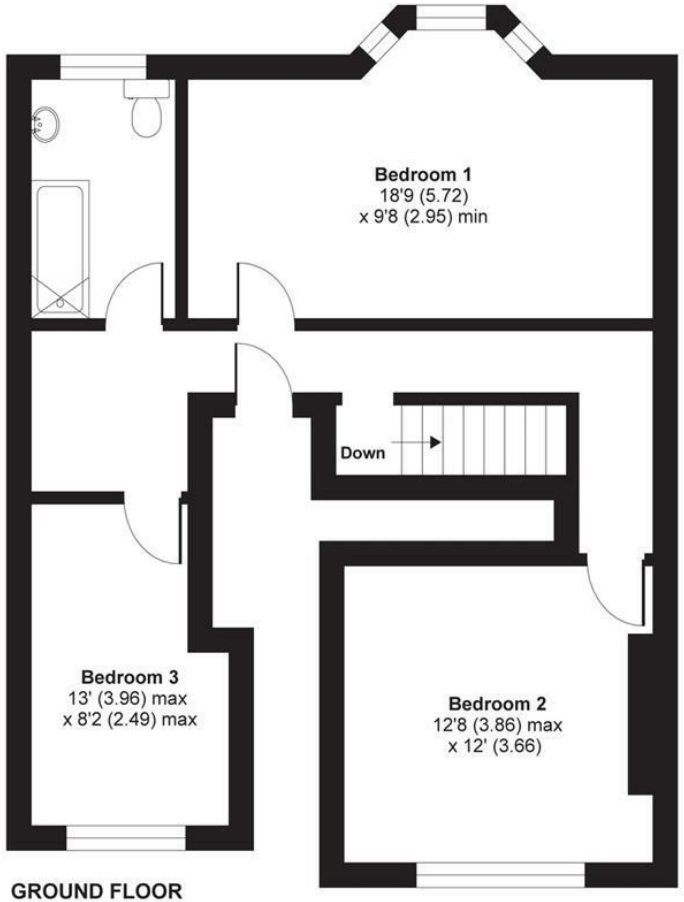
Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Cobourg Road, Bristol, BS6

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



LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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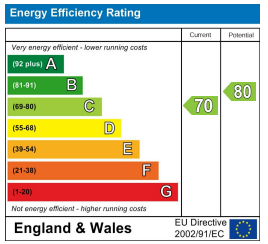

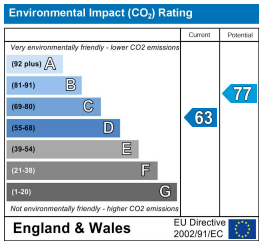

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