140 Montreal Avenue, Horfield, Bristol, BS7 0NQ

£395,000

A sizeable (1203 sq ft) and highly practical three story townhouse with garage.

- Town House
- 4 large bedrooms
- 2 ensuite shower rooms
- Larger than average south-easterly facing garden
- Spacious kitchen
- Gas central heating
- Garage
- Allocated Parking space

The Property
This well presented four bedroom townhouse provides flexible accommodation across three floors, measuring approximately 1,203 sq ft.

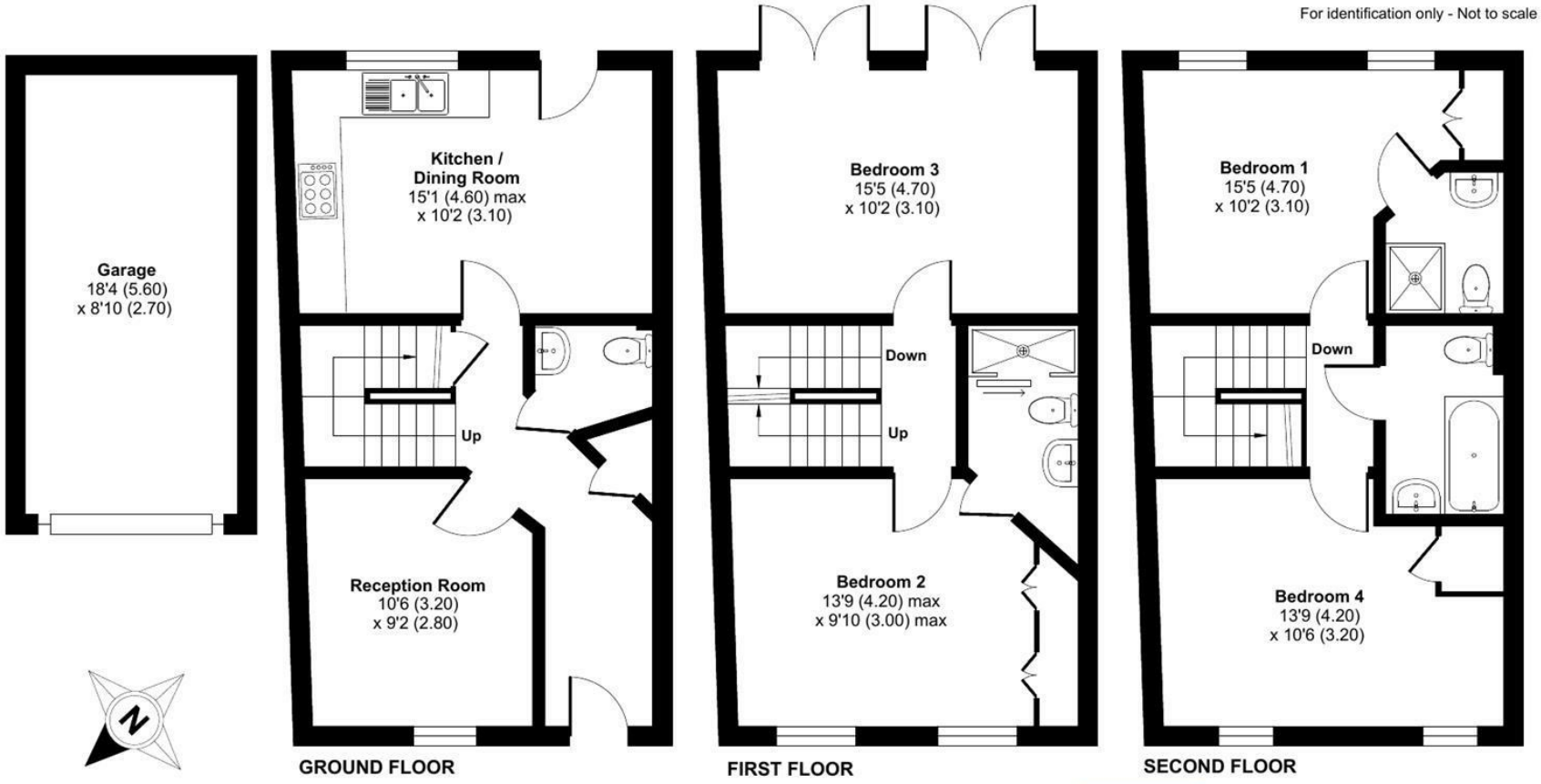
Entry to the property is via Montreal Avenue or from the rear via the garden gate into the enclosed garden. At ground floor level, the entrance hall leads onto the reception room to the left, a separate WC to the right and a spacious and well-equipped family kitchen/ dining room fitted with a range of wall and base units, fridge freezer, large gas range, dishwasher and extractor fan. A door leads out to the garden. The enclosed and private rear garden has a south-easterly aspect and offers plenty of outdoor space for a family to enjoy.
Over the top two floors are four generously proportioned and well balanced bedrooms. Two benefits from ensuite shower rooms and built in wardrobes. All bedroom enjoy plenty of natural lights through the multiple windows. The top floor is finally served by a tiled family bathroom fitted with a white 3 piece suite. Additonally, the property also offers a sizeable garage with enough space for a car and storage. Further off-street visitor parking is available on a first come/first serve basis.

Location
Montreal Avenue is located in a popular purpose-built development on the Filton/Horfield Borders. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, affluent bars, pubs, cafes and restaurants. bus links are also widely available to Bristol City Centre which is approximately four miles away, not to mention excellent links to the motorway.

Other Information
Freehold.
Estate charge: £277.49 pa
Council Tax Band: C

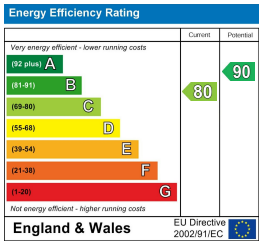
Montreal Avenue, Bristol, BS7

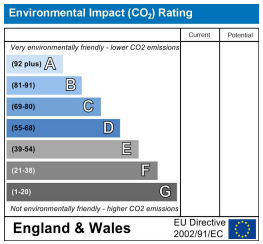
Approximate Area = 1203 sq ft / 111.7 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1366 sq ft / 126.8 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Hollis Morgan. REF: 1150445





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