

estate agents **auctioneers**

**hollis  
morgan**



9 Wellington Lane, Montpelier, Bristol, BS6 5PY

£475,000

Hollis Morgan - A charming and deceptively spacious three story Victorian home with rear garden which has been thoughtfully restored.

- Renovated Throughout
- Victorian Terrace
- Three Bedrooms
- Solar Panels
- Three Floors
- Period Features
- Gas Central Heating
- PP for loft conversion

**The Property**

This wonderfully renovated property offers an array of character & light with high-quality finishes throughout, in a highly desirable location within Montpelier. The property spans over three floors offering diverse and extensive living accommodation in addition to the generously sized bedrooms.

- Lower ground floor has been fitted with a Brand-new kitchen consisting of warming colour tones such as cream units / oak worktops and wooden flooring. Above the oven & gas Hob is a charming red-brick chimney stack presented as centre feature within the room. You also have views of the well-attended and decorated garden with access via a rear back door.

- On the Ground floor you have a dining room and choice of a further bedroom/dining area ( Owners are able to adapt to suit) which boasts light and vibrant character. The flooring is lined with traditional hardwood panels and consists of two cast Iron fireplaces. The two rooms provide opportunity to create an exciting layout for living with an element of open plan from the archway between merging them together.

- The top Floor comprises of 2 bedrooms and the main bathroom. Within the master bedroom it generously spans the entire width of the top floor and features two separate front windows allowing an abundance of light. Parallel is the second bedroom equally well-proportioned and will comfortably accustom a double bed, both the rooms have original fireplaces. Inside the bathroom the renovation has been attentively done with attractive marbled style tiling and a new 3-piece suite.

A privately positioned garden is landscaped with grey patio tiles transitioning into a laid to lawn portion that's offering possibility to scope as and design as you see fit.

This property also benefits from Solar Panels.

**Location**

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket. There's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

**Further Information**

**Please Note**

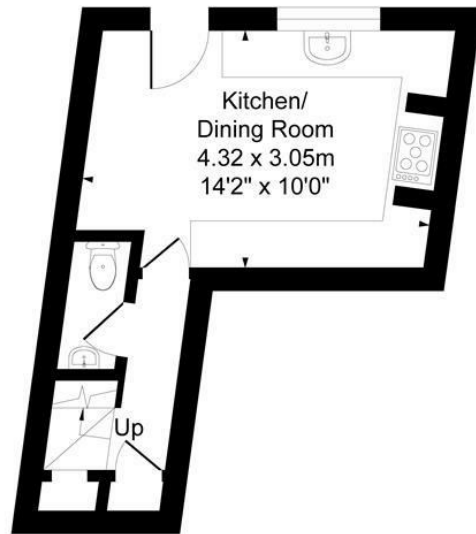
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APPROX. GROSS INTERNAL FLOOR AREA 873 SQ FT 81.09 SQ METRES

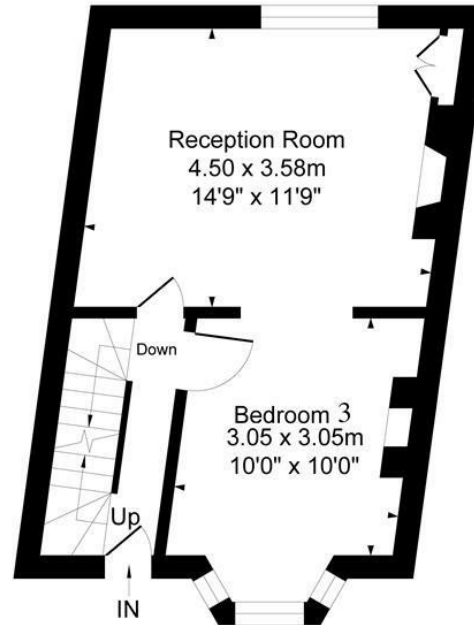


TOTAL APPROX. 202 SQ FT 18.74 SQ METRES



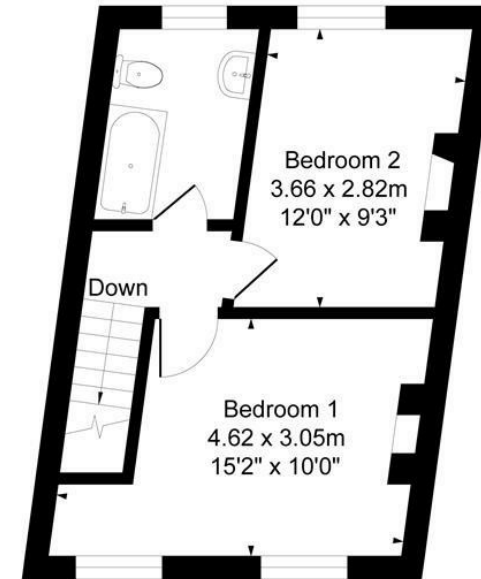
LOWER GROUND FLOOR

TOTAL APPROX. 340 SQ FT 31.57 SQ METRES



GROUND FLOOR

TOTAL APPROX. 331 SQ FT 30.78 SQ METRES



FIRST FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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

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