











# 2 bedroom house in Montpelier (294,995 GBP)



Location **South West, Avon**  
<https://www.freeadsz.co.uk/x-236945-z>

2 Bedroom Terraced House To Let: The accommodation briefly comprises two bedrooms and a spacious family bathroom to the top floor with the first floor offering a large open plan kitchen/dining/living space which accesses a south facing balcony. The ground floor houses a garage big enough to park one vehicle and a large entrance hall currently doubling up as a home office. Further benefits include close proximity to the City Centre, gas central heating and double glazing. A must see, Call today! 0117 9540033! Entrance Via external vestibule with wooden panelled door leading into to hallway. Hallway Internal door leading to garage and W.C, stairs rising to first floor accommodation, understairs storage cupboard, tiled flooring, radiator, flexible space for office / study. W.C Double glazed obscured window to front aspect, low level W.C and wash hand basin, radiator, tiled flooring. Garage Up and over door, lighting, power points, space for one car. First Floor Accommodation Landing Doors to open plan accommodation, stairs rising to second floor. Lounge/Diner Double glazed window to front aspect. Double French doors to leading to balcony. Television point. Radiator, Open plan leading through into kitchen. Kitchen A range of modern wall and base units with laminate roll edge work surfaces over, inset stainless steel sink and drainer unit. Space for freestanding fridge/freezer and dishwasher. Plumbing for washing machine, space for cooker, tiled splashbacks, extractor fan, spotlights. Second Floor Accommodation Skylight Velux window over. Doors to bedrooms and bathroom, Bedroom One Wooden framed double glazing with secondary glazing attachment to front aspect, built-in storage cupboard, radiator. Bedroom Two Wooden framed double glazing with secondary glazing attachment to front aspect, built-in storage cupboard, radiator. Bathroom Modern three piece bathroom suite comprising of panelled bath with mains powered shower attachment over, wash hand basin and W.C, tiled walls, skylight, vinyl flooring, storage cupboard

housing combi boiler gas central heating. Outside Balcony South-facing decked balcony with space for sunlounger and chairs. Access via private entrance. Cathedral Church access. Solid wood floor leading to entrance hall, internal door leading to garage and W.C. First floor accommodation, understairs storage cupboard, tiled flooring, radiator, flexible space for office / study. Door to front W.C, upVC double glazed obscured window to front aspect, low level W.C and wash hand basin, radiator, tiled flooring. Garage, Up and over door, lighting, power points, space for one car. **FIRST FLOOR:** Landing, Stairs rising to second floor. Radiator. Smoke alarm. Television system Door leading to, Lounge/diner, upVC double glazed window to front aspect. Wood framed french doors leading to decked balcony with metal railings and solid roof over. Radiator. Television and telephone points. Wood effect floor. Open plan, Kitchen, w: 2.7m x l: 3.29m, Modern range of wood effect wall and base units with laminate roll edge work surfaces over. Stainless steel sink and drainer unit with taps over. Space for electric oven and electric hob over. Space and plumbing for washing machine. Space for

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slimline dishwasher. Space for free standing fridge freezer. Tiled splash backs. Power points. Wood effect flooring. SECOND FLOOR: Skylight Velux window over. Doors to bedrooms and bathroom, Bedroom 1, w: 3.51m x l: 2.73m, Wooden framed double glazing with secondary glazing attachment to front aspect, built-in storage cupboard, radiator. Bedroom 2, w: 2.19m x l: 3.51m, Wooden framed double glazing with secondary glazing attachment to front aspect, built-in storage cupboard, radiator. Bathroom, w: 2.06m x l: 2.77m, Modern three piece bathroom suite comprising of panelled bath with mains powered shower attachment over, wash hand basin and W.C, tiled walls, skylight, vinyl flooring, storage cupboard housing combi boiler gas central.