



Montpelier - Guide price £600,000

4 bed house

115 Richmond Road, BS6 5EP





TOTAL APPROX. FLOOR AREA 1405 SQ.FT. (130.5 SQ.M.)
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A beautifully presented Georgian town house, found in a highly desirable position along one of Montpelier's best Roads.

This Bristol suburb is made popular by its community feel, eclectic mix of architecture, proximity to the city centre, major transport links and sought-after local schools to name a few.

Of particular note here is the privacy achieved by this home being set at the end of a 10m mature and walled front garden. A large willow tree and lots of mature planting make this southerly facing space a lovely place to sit and enjoy the sunshine and local bird life.

The accommodation is spread over three spacious and bright levels with the added bonus of handy basement storage. This set up provides a flexible and versatile layout suitable for a wide range of buyers.

In brief upon entering the property a first reception room is found on the left, a great view of the front garden can be enjoyed from here. A central staircase divides the ground floor and gives the opportunity for a full width second reception room. This room features a period style fireplace fitted with a wood burning stove. It also gives access to the kitchen and double doors leading to the rear garden. The kitchen has space for a table and has been opened to the side with a set of bi folding doors creating a perfect inside/outside space with the bricked courtyard. To the rear there is a wildlife friendly garden offering charming views from the kitchen.

Upstairs on the first floor there is a full width front bedroom, second double bedroom and a good-sized well-appointed bathroom. Stairs rise to the top floor which really does have a wow factor. The entire floor has been opened up measuring 8m x 4.6m, with two sky lights and windows to the front and rear elevations this space is filled with natural light.

This could be separated simply to provide two separate bedrooms or enjoyed as a fantastic master bedroom, or amazing family space

This property is a rare opportunity and need to be viewed to fully appreciate everything on offer.



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