



112 Richmond Road, Montpelier  
£895,000

# 112 Richmond Road

Montpelier, Bristol

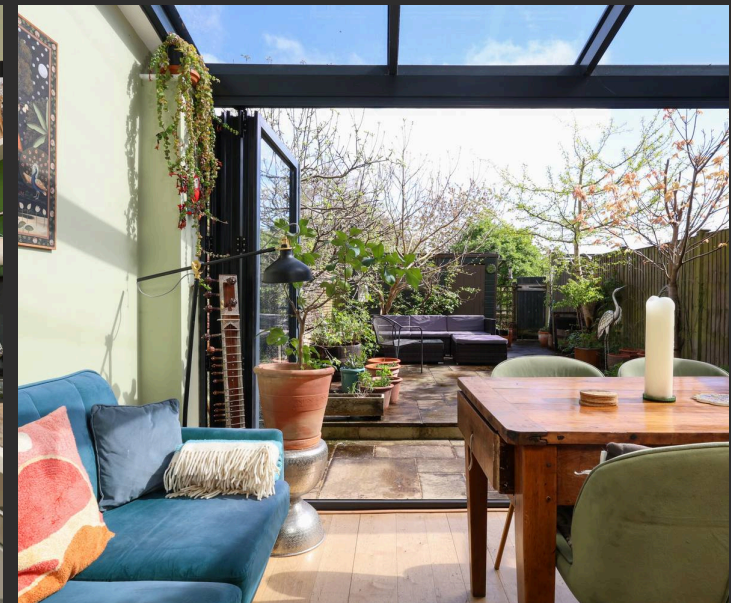
- Georgian townhouse
- Two reception rooms
- Extended kitchen/diner
- Rear access
- Three W.C
- Five bedrooms
- 2185sq.ft
- South-facing garden
- Far reaching City views
- Sought after location

A superior five-bedroom period townhouse set over four floors with far-reaching city views.

This extended family home is situated on the highly desirable Richmond Road in Montpelier. The property is close to local shops and cafés along the vibrant Picton Street, and to Fairlawn, Sefton Park Primary Schools, and Fairfield Secondary School.

The property has a delightful mix of period and contemporary features, allowing for a balance of elegant modern style whilst keeping its period charm.

Entering the property into a large entrance hall, you are greeted by stairs to the first and ground floors and doors to a sitting room and study/bedroom five.



The study/bedroom five is complemented by decorative cornice and half-height shutter blinds, which frame the sash windows to the front.

To the rear, the stunning 4.7m x 4m sitting room has exposed floorboards, a cast-iron period fireplace, a large storage cupboard, and far-reaching city views through the large windows.

Down on the ground floor are an additional reception room, a WC, and an extended kitchen/diner to the rear with a glazed roof and bi-fold doors to the south-facing garden, allowing abundant natural light to flow into the room. The kitchen/diner features a range of wall and base units, an island with an integrated gas hob and oven, a breakfast bar and a walk-in pantry.

On the first floor are two double bedrooms and a modern bathroom; both bedrooms have walk-in wardrobes.

On the second floor are two double bedrooms and an additional shower room; both have original cast-iron fireplaces. The rear bedroom enjoys the best view in the house, with views across the City and the Bristol countryside in the distance.

The beautifully arranged rear garden enjoys a southerly aspect that basks in sunshine throughout the day in the summer months. The garden is laid to flagstone, has rear access, a wooden storage shed and is enclosed by a combination of contemporary horizontal and lap panel fencing.

The local independent shops, cafes, and restaurants along Gloucester Road and St Andrews Park are only a short walk away. Montpelier Station and Ashley Down Station are nearby and offer a direct route into Temple Meads or Clifton Down. Nearby bus stops also provide access to arterial bus routes.

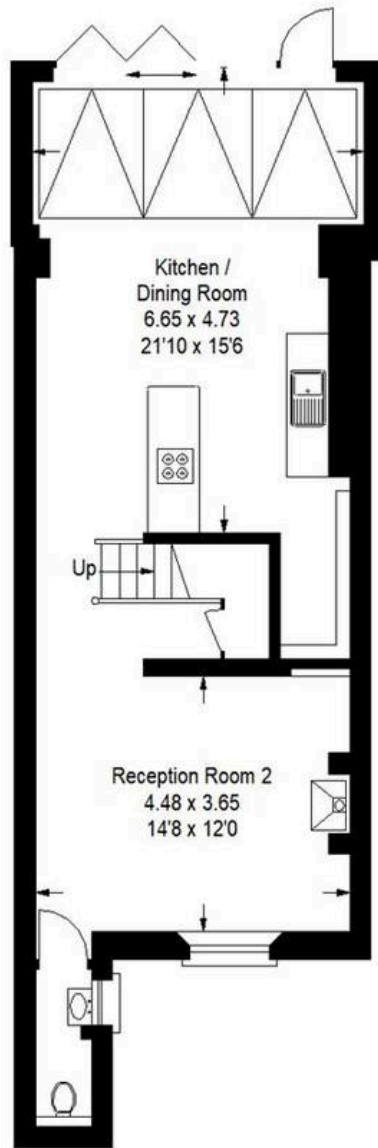


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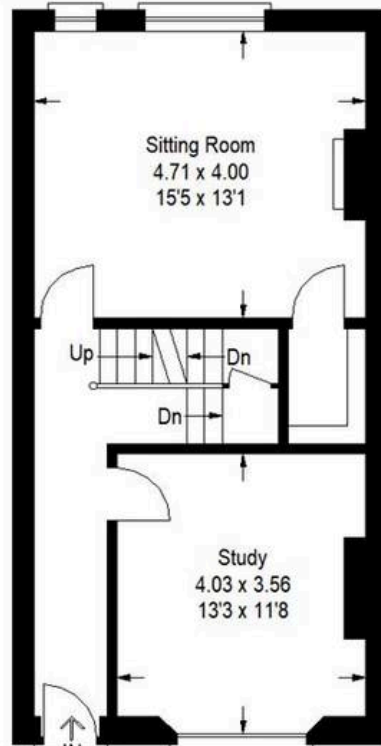


# Richmond Road, Montpelier, Bristol, BS6 5ER

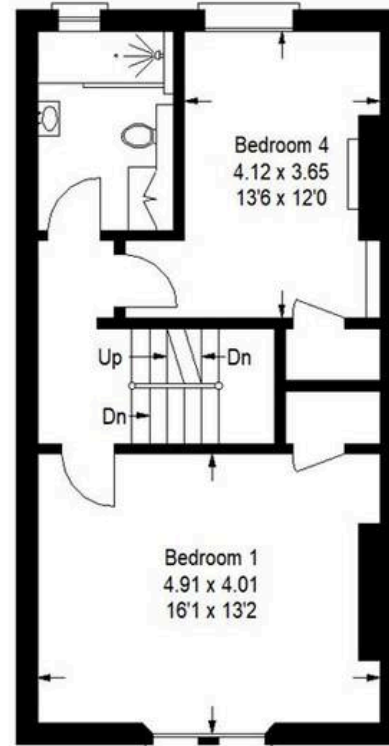
Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft



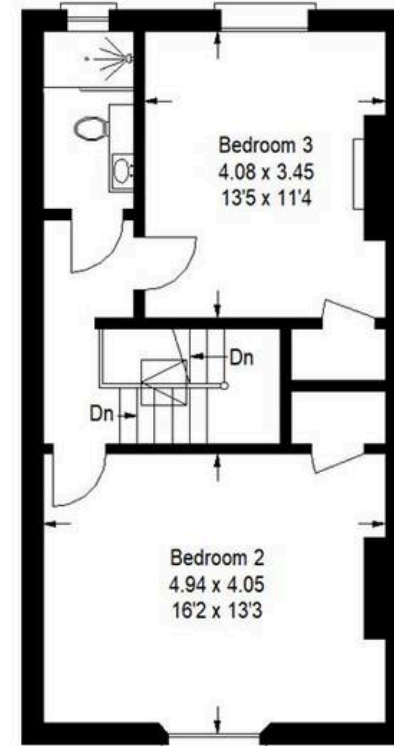
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID960814)





## Elephant Estate Agents

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