



Picton Lane, Montpelier BS6

£365,000



2



2

7 PICTON LANE, MONTPELIER, BS6

A truly unique opportunity to purchase this 2 bed modern mews house. This end terraced property, arranged over two floors is located in a fantastic position in Montpelier, just behind Cheltenham Road and close to the City Centre.

Accommodation comprises on the ground floor: entrance, modern fully fitted kitchen with double glazed sliding doors providing access to the rear courtyard, open-plan kitchen/dining/living room, reception/bedroom 3, utility room/WC. Stairs to first floor, landing with loft access, 2 double bedrooms with en suites.

Additional benefits include: Double glazing, boarded loft storage with ladder access, easy to maintain rear courtyard, side access gate and solar panel on the roof.

This property is perfect for investors and first-time buyers alike and is being sold with vacant possession. Can be used as a rental generating around £1200 per month in income, A 4.1% Yield At The Asking Price or potentially more as an Air B&B.

The Dolphin School approx. 0.19km

Cotham Gardens Primary School approx. 0.57km

St Barnabas Church of England VC Primary School approx. 0.63km

Colston's Girls' School approx. 0.32km

Location

Montpelier is situated in a prominent position close to the vibrant Cheltenham Road within the popular area of Stokes Croft. An array of amenities and services are all within an easy walk including independent retailers, convenience stores, pubs, bars, cafes and restaurants. Bristol City Centre and Bristol Temple Mead is within walking distance and less than two miles away.

Directions

From the Maggs & Allen office on Northumbria Drive, head straight onto Linden Road and continue onto Cranbrook Road. Turn left onto Zetland Road and then right onto Cheltenham Road. Turn right onto Cotham Brow. At the roundabout, take the first exit onto Arley Hill and then take a slight left onto Bath Buildings and then turn right onto Armidale Avenue. Turn right onto Picton Lane.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000



Guide Price: £365,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: TBC

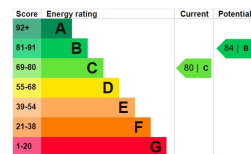
Local Authority: Bristol City Council

Vendors Onward Position: No Onward Chain

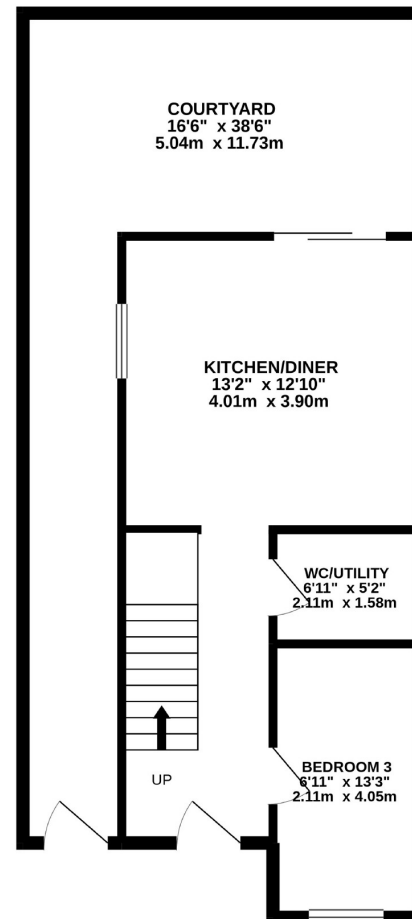
Viewing: By appointment only.

Our Office: 0117 949 9000

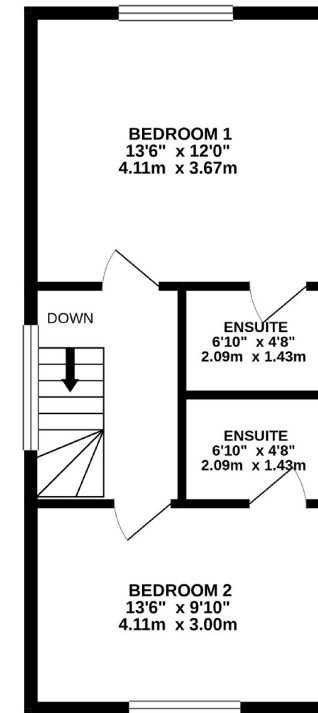
Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 814sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

- Circa 813 sq ft
- Offered With No Onward Chain
- Rear Courtyard
- En-suite To Both Bedrooms
- EPC
- Perfect For Investors Or First Time



0117 949 9000 | agency@maggsandallen.co.uk
 60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | www.maggsandallen.co.uk



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.