



**FOR SALE**

74 Montreal Avenue

Horfield | Bristol | City Of Bristol | BS7 0NQ

£240,000



# THE PROPERTY OUTLET

The Property Outlet are delighted to offer to the sales market this modern coach house set in a fantastic location within walking distance to Horfield Common & Southmead Hospital. The property is being sold with no onward chain and would ideally suit first time buyers or an investor. The accommodation comprises entrance, stairs to first floor leading to a large living/dining room, fitted kitchen with integrated appliances, two double bedrooms and a bath/shower room/w/c. The property further benefits from an integral garage situated at the rear of the property, off road parking, double glazing & gas central heating. The Property Outlet highly recommend an early internal inspection.

[www.thepropertyoutlet.com](http://www.thepropertyoutlet.com)



# ROOM DESCRIPTIONS

Entrance

Stairs To First Floor

Living/Dining Room

5.05m ( 16'7") x 3.55m ( 11'8")

Fitted Kitchen

2.96m ( 9'9") x 1.66m ( 5'6")

Bedroom One

3.57m ( 11'9") x 2.61m ( 8'7")

Bedroom Two

2.56m ( 8'5") x 2.18m ( 7'2")

Bath/Shower Room & W/c

3.10m ( 10'3") x 1.96m ( 6'6")

Outside

Integral Garage

Council Tax Band: B

Tenure: Leasehold



## FEATURES

- Living Room
- Refitted Bathroom/Wc
- Garage & Off Road Parking
- No Onward Chain
- Double Glazing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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IMPORTANT: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Prospective purchasers should note that these sales particulars have been prepared as a general guide only. A detailed survey has not been conducted, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are displayed, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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MARKET APPRAISAL

