

GUIDE PRICE

**£400,000**

**Banner Road**

Montpelier, Bristol, BS6 5NA



## PROPERTY SUMMARY

This charming two/three bedroom maisonette welcomes you up a flight of stairs to the front door, opening into a bright and inviting hallway. The spacious living room is perfect for relaxing or entertaining, and the third bedroom at the front of the house features a lovely bay window, filling the room with natural light.

The heart of the home is the kitchen diner and family room, offering plenty of space for cooking, dining, and spending time together. A convenient downstairs shower room adds practicality, and the kitchen provides direct access to the low maintenance rear garden, ideal for outdoor dining or a quiet moment in the sun.

Upstairs, there are two generous double bedrooms and a family bathroom, providing ample space for family living. On street parking is available, completing this comfortable and versatile home in a desirable location.

2/3 

2 

2 











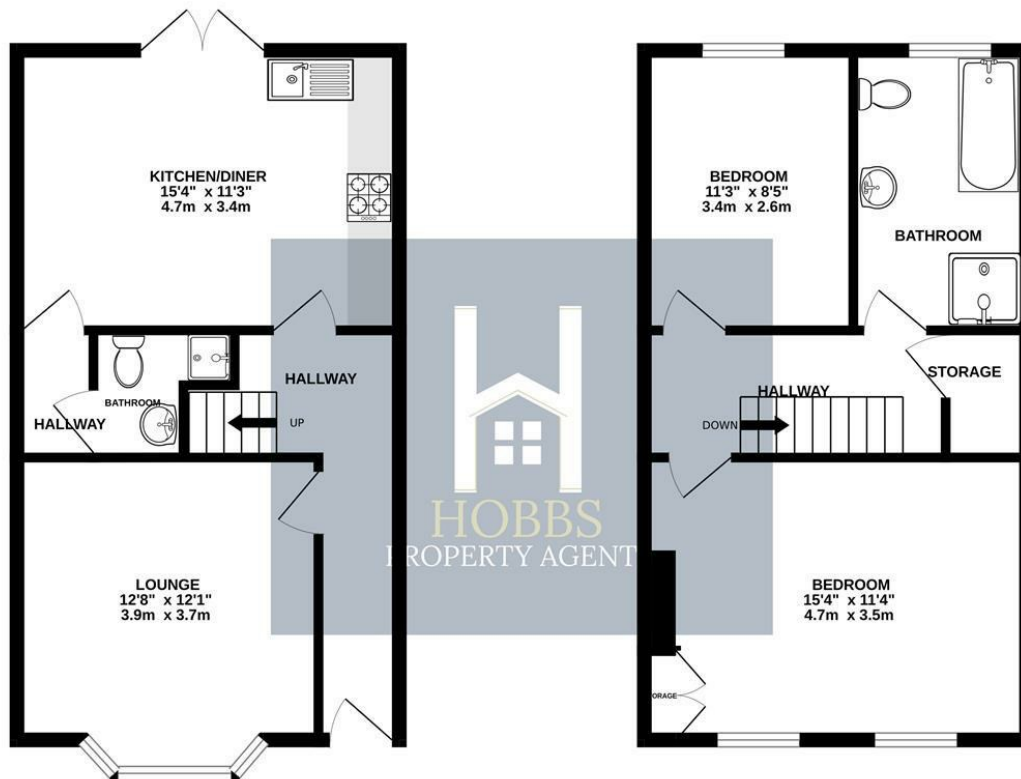






GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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.  
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## LOCAL AUTHORITY

Bristol City Council

## TENURE

Leasehold

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE DETAILS

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