



Arnos Street, Totterdown

£410,000

- Charming Victorian Terrace Home
- Bay Fronted Sitting Room
- Modern Kitchen
- Green and Lush Garden
- Close To Hillcrest Primary School
- Two Double Bedrooms
- Open Dining Area
- Conservatory
- A Great First Time Purchase
- Energy Rating - D

Nestled in the heart of the vibrant Totterdown neighbourhood, this remarkable Victorian Terrace property is a true gem. Ideally situated, this cherished home is just a short stroll away from Arnos Vale Cemetery, a 45 acre spectacular Victorian Garden Cemetery with a Café which offers the perfect place to meet up with friends and have a delicious coffee and cake. Temple Meads Station and the City Centre are a 20 minute & 30 minute walk respectively and the idyllic Victoria Park is also within walking distance. There is a plethora of charming local independent establishments close at hand, notable among these are The Bake House, Sundial Kitchen Cafe, the iconic Banana Boat, and The Oxford pub, known for its fantastic live music.

As you step through the inviting front door, you'll find a welcoming vestibule and an open hallway that leads to the bay-fronted sitting room, generously bathed in natural light. The dining area connects with the modern kitchen and conservatory, creating a delightful space for entertaining. Door from the conservatory opens onto a charming patio area, surrounded by lush flower & vegetable beds and complemented by a convenient storage shed. Upstairs, two double bedrooms await, each boasting fitted wardrobes, while a spacious and stylish bathroom features a shower over the bath.

This impeccably presented property effortlessly balances period charm with contemporary elegance. Homes of this calibre, showcasing such a harmonious blend of classic and modern elements, are rarely available for long. Early viewing is strongly recommended to fully appreciate the exceptional quality and appeal of this home.

Sitting Room 13'6" x 11'6" (4.12 x 3.52)

Dining Room 15'5" x 12'6" (4.72 x 3.83)

Kitchen 16'2" x 6'7" (4.94 x 2.02)

Conservatory 9'0" x 6'11" (2.76 x 2.13)

Bedroom One 14'2" x 11'4" (4.34 x 3.46)

Bedroom Two 12'5" x 7'1" (3.81 x 2.18)

Bathroom 9'9" x 6'10" (2.98 x 2.09)

All Measurements taken at maximum point

Council Tax Band - B

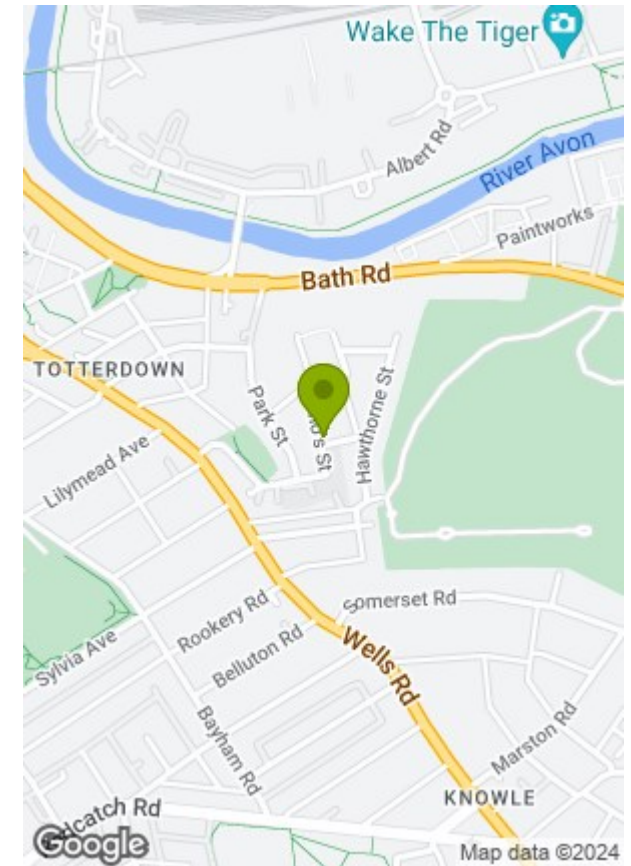
Tenure - Freehold











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(1-11) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	

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