



107 New Walls, Bristol , BS4 3TB

£240,000

- 3D VIRTUAL TOUR
- One Double Bedroom
- Kitchen & Bathroom
- Gas Central Heating
- Allocated Parking
- Terraced House
- Sitting / Dining Room
- Enclosed Rear Garden
- NO ONWARD CHAIN
- Energy Rating - C

NO ONWARD CHAIN! A one bedroom house located on the popular Three Lamps development in Lower Totterdown and conveniently located within a fifteen minute walk of Temple Meads Station. The accommodation comprises an entrance lobby, a good size sitting/dining room with sliding doors onto the rear garden and a modern kitchen. On the first floor, there is a double bedroom, a white bathroom suite and a useful storage cupboard on the landing. Outside, there is an enclosed rear garden and there is an allocated parking space. Local amenities including Fox and West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station just a 15 minute walk or 4 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

This property would make the ideal first time purchase, an early appointment to view is strongly advised.

Kitchen 10'4" x 6'0" (3.17 x 1.83)

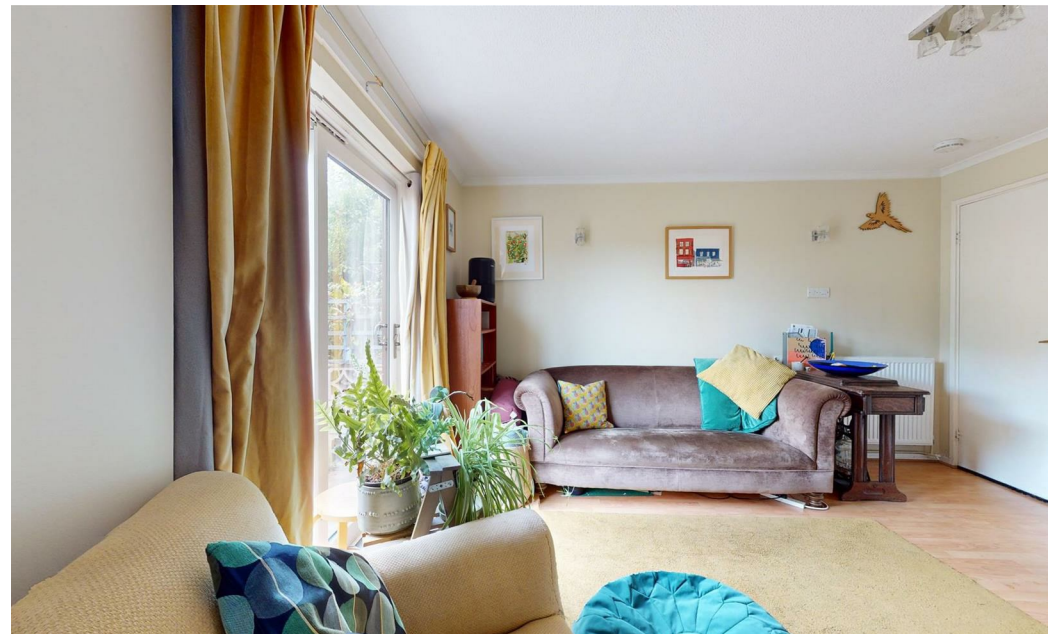
Living Room / Dining Room 13'8" x 13'1" (4.19 x 4.01)

Bedroom One 12'10" x 10'8" (3.93 x 3.27)

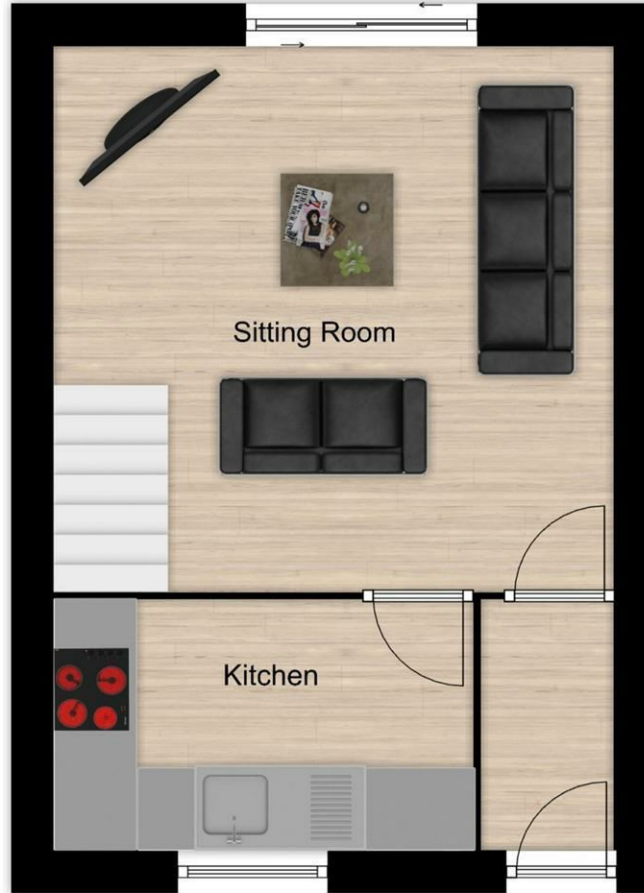
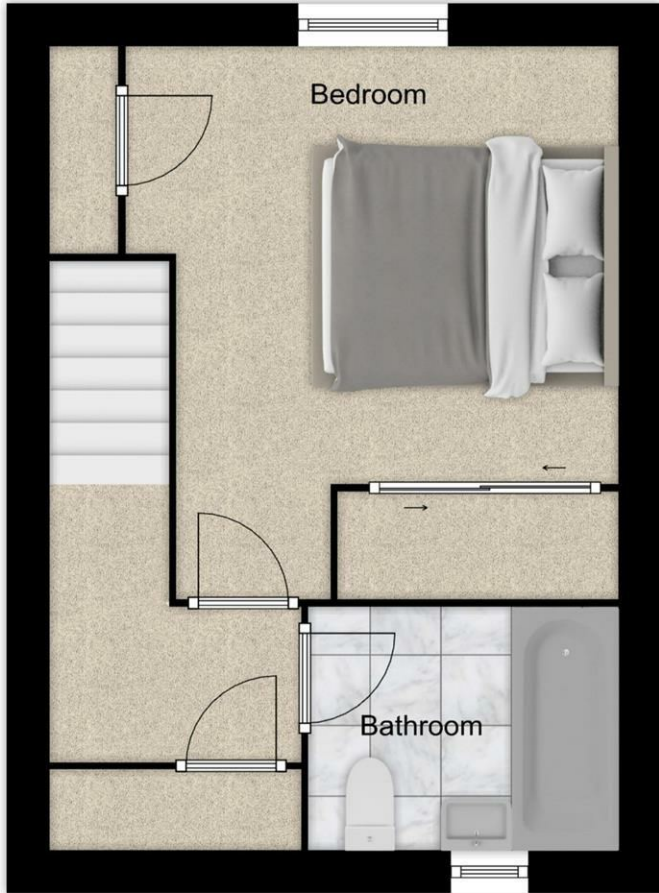
Bathroom 7'5" x 6'1" (2.28 x 1.86)

Tenure - Freehold

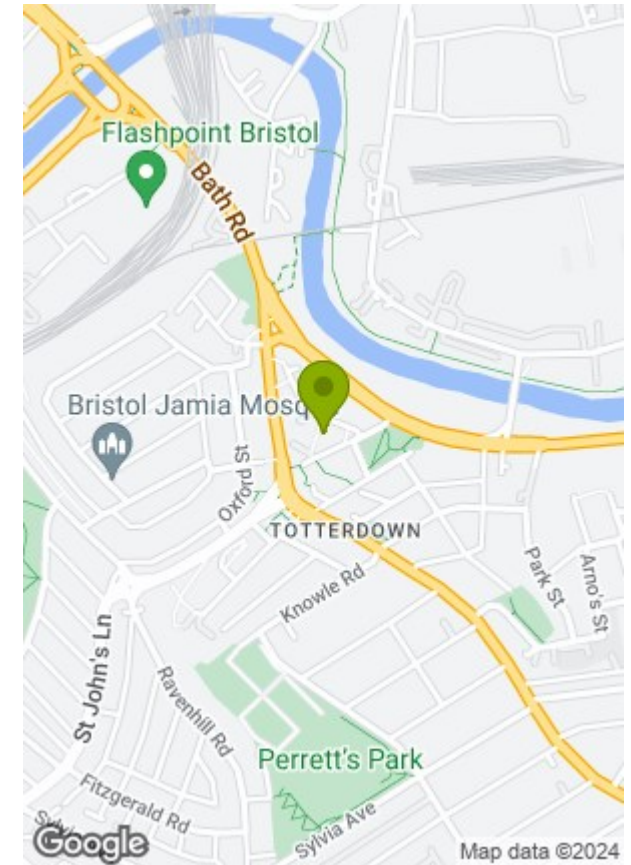
Management Charge - £44.66 for 2024/25







© Greenwood's Barons Property Centre 2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		90
(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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.