



40 Stanley Hill, Bristol, BS4 3BA

£390,000

Conveniently located in the heart of Totterdown and on the door step of the wonderful area of Arnos Vale, an area of Bristol containing beautiful, established period properties and green spaces galore! The nearby parks offer a great escape from the hustle & bustle of the city, the pretty St Mary Redcliffe Cemetery, Arnos Vale Cemetery and Arnos Court Park are all within a short walk. Within the Paintworks there is the ever popular Bocabar serving some of the best pizzas in Bristol and the iconic Airstream Diner, the perfect spots to sit and eat lunch when out for a weekend walk. A short walk from other local amenities on Wells Road, including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Southside Bar and the recently opened Bruhaha Bar. Hillcrest Primary School is extremely close by and Temple Meads Train Station is a 16 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 35 minute walk.

A bright and welcoming Victorian Terrace home located on a desirable street in the heart of Totterdown. The property has been very well maintained by the current owners and comprises a spacious open plan sitting/dining room with a bay window. The kitchen has been EXTENDED to provide space for a breakfast table or a desk for those who work from home. The stylish Kitchen has an integrated hob & oven and has a useful walk in storage area under the stairs. French doors open onto the rear garden whilst upstairs, there are TWO DOUBLE bedrooms and a white bathroom suite. At the rear of the property there is a paved garden, ideal for those summer barbecues with friends & family.

- 3D INTERACTIVE TOUR
- Two Double Bedrooms
- Kitchen / Breakfast Room
- Very Well Presented Throughout
- Fantastic First Time Purchase
- Period Terrace Home
- Through Sitting / Dining Room
- Upstairs Bathroom
- Popular Totterdown Location
- Energy Rating - D

Lounge/Diner 23'5" x 12'0" (7.14 x 3.67)  
Both at max

Kitchen/Breakfast Room 20'1" x 13'3" (6.13 x 4.04)  
Both at max (L Shaped)

Bedroom One 15'2" into recess x 10'11" (4.64 into recess x 3.33)

Bedroom Two 11'3" x 9'6" into recess (3.43 x 2.90 into recess)

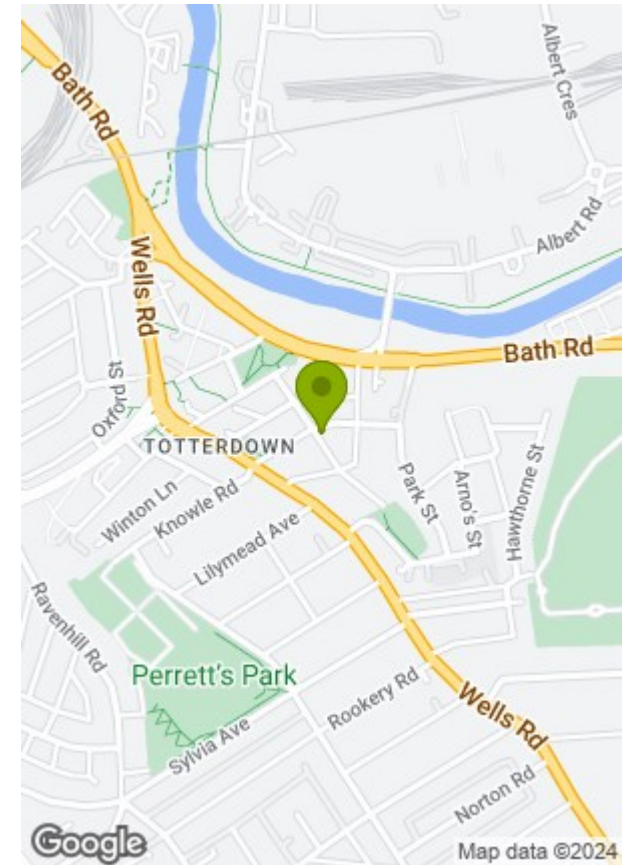
Bathroom 8'1" x 5'3" (2.48 x 1.62 )

Tenure - Freehold

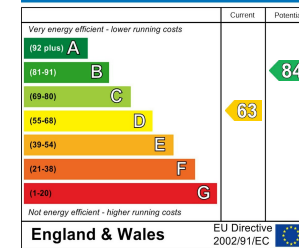
Council Tax Band - B



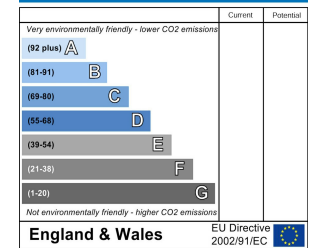




### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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