



8 Dunmore Street, Bristol, BS4 2BQ

£350,000

Tucked away in a quiet cul-de-sac in vibrant lower Totterdown is this great little period terrace home. The accommodation comprises a sitting room and kitchen / dining room on the ground floor, and two bedrooms and bathroom on the first floor. The rear garden is enclosed and would make the ideal space for entertaining friends and family with those summer barbecues or a quiet drink after a hard day in the office.

There is a local vibrant scene on the doorstep, The Bakehouse bakery, The Oxford Pub and the Banana Boat grocery are minutes from the property. A little further on along Wells Road, enjoy the delights of Bank restaurant, Fox and West Deli, Acapella, and Southside Bar, or unwind at the newly opened Bruhaha Bar, offering local craft beers. Victoria Park is 5 mins walk from the house and nature lovers will appreciate the nearby Arnos Vale Cemetery, a serene haven with 45 acres of green space or the beautiful 50 acre Victoria Park which features tennis courts, a bowling green, a skate park, a table-tennis table, a 1.7-kilometre (1.1 mi) marked route for joggers, various exercise stations and a children's play area! For commuters, convenience is key. Temple Meads Station is a short 15-minute walk or 5-minutes by bike, while Bristol's Harbourside and Wapping Wharf are easily accessible on foot/bike.

- INTERACTIVE 3D TOUR
- Period Terrace Home
- Two Bedrooms
- Upstairs Bathroom
- Sitting Room
- Kitchen / Dining Room
- Enclosed Rear Garden
- 15 Minute Walk to Temple Meads Station
- Close to Open Green Spaces
- Energy Rating - C

Lounge 12'2" into recess x 10'7" (3.73 into recess x 3.24)

Kitchen 13'6" max x 12'1" (4.14 max x 3.69)

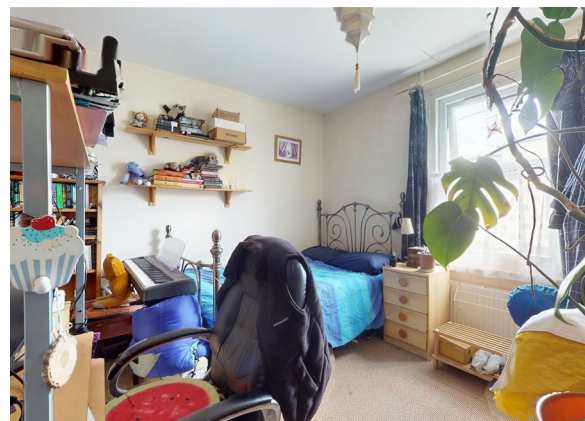
Bedroom One 10'10" x 10'8" (3.32 x 3.27)

Bedroom Two 10'7" x 6'7" (3.25 x 2.02)

Bathroom 7'6" x 5'1" (2.30 x 1.57)

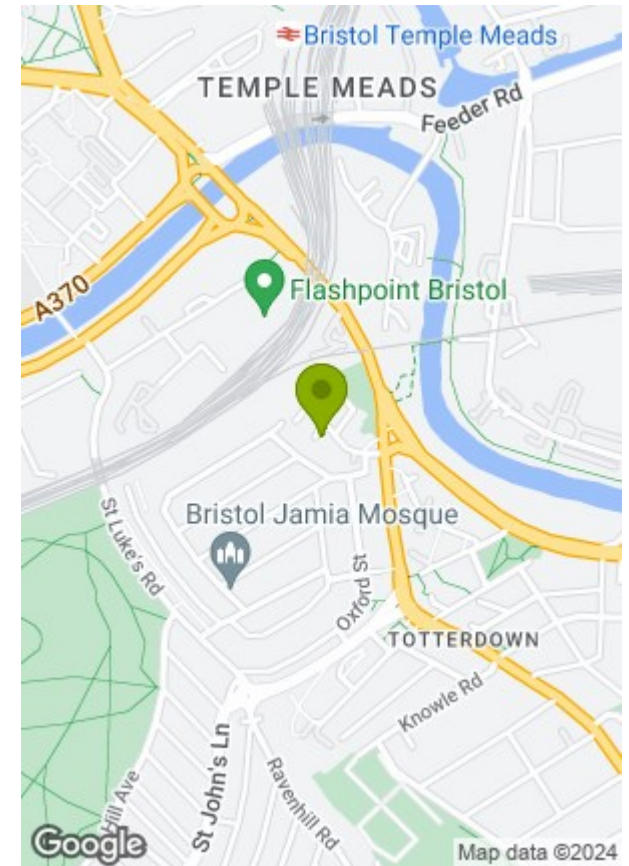
Tenure - Freehold

Council Tax Band - A





AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(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		

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		
England & Wales		
EU Directive 2002/91/EC		

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