



11 New Walls, Bristol, BS4 3TA

£350,000

- INTERACTIVE 3D TOUR
- Two Bedrooms
- Modern, Stylish Kitchen
- Landscaped Rear Garden
- Allocated Parking
- End Terrace Home
- Sitting / Dining Room
- Modern Bathroom
- Exceptionally Well Presented
- Energy Rating - C

A exceptional end terraced home located on the popular Three Lamps development in Lower Totterdown and conveniently located close to 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 has been considerably upgraded by the current owner and now offers light & airy accommodation comprising a welcoming entrance hall, a modern kitchen with an integrated stainless steel gas hob and oven and breakfast bar. The sitting/dining room has a fitted, stylish wood burner and has access onto the rear garden via recently fitted aluminium double glazed doors. Upstairs there are two double bedrooms, both with built in wardrobes, and a modern bathroom suite with shower over the bath. Outside, there is an allocated parking space and a good sized, two tiered landscaped garden, the higher level being laid to Porcelain paving, a perfect space for those warm summer evenings entertaining friends & family. Steps lead down to the lower level where there is a garden shed and plenty of space for log storage. In addition, the property is gas centrally heated, double glazed, there is an allocated parking space and roof mounted solar panels to assist with your energy bills . The property would make the ideal First Time Purchase and an early appointment to view is thoroughly recommended.

Sitting Room 14'3" max x 12'1" (4.36 max x 3.69)

Kitchen 12'1" max x 10'1" (3.70 max x 3.09)

Bedroom One 12'3" x 8'9" (3.74 x 2.67)

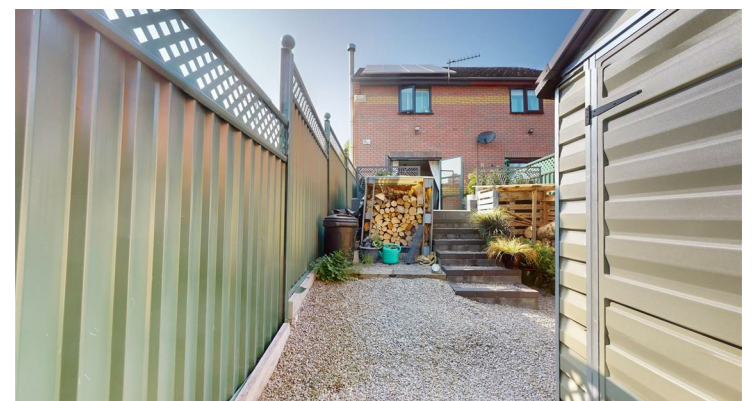
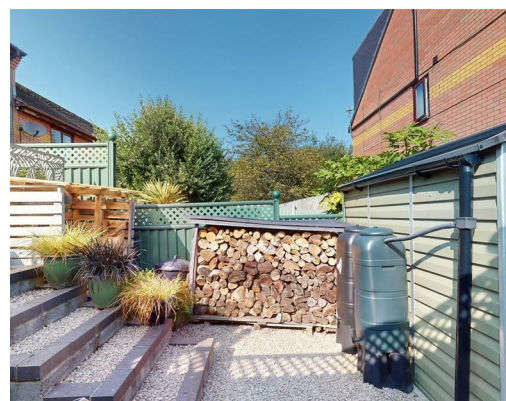
Bedroom Two 8'5" x 7'11" (2.57 x 2.43)

Bathroom 7'2" x 5'7" (2.19 x 1.71)

Tenure - Freehold

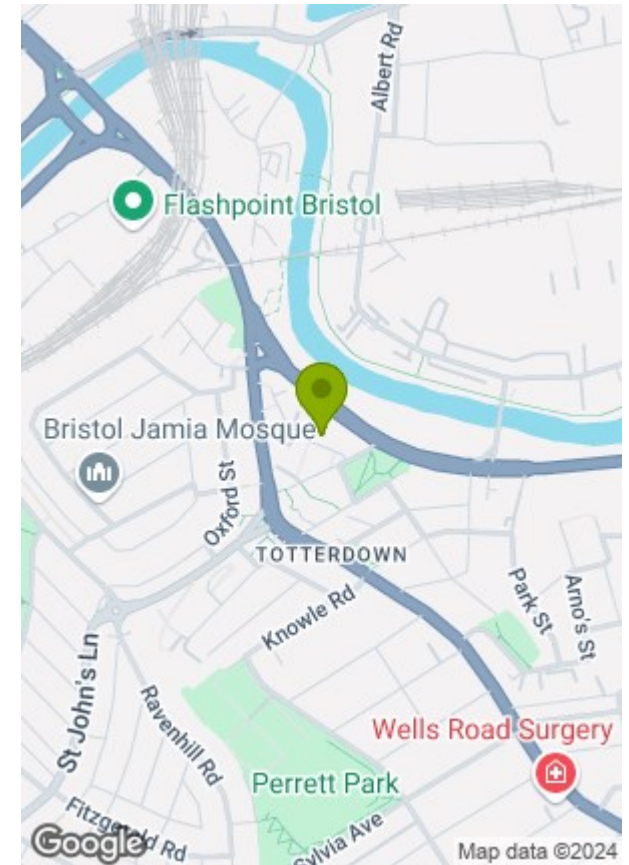
Council Tax Band - B



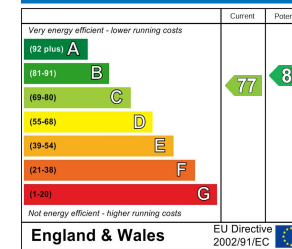




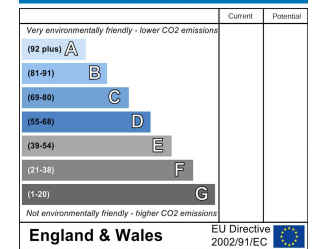
© Greenwood's Property Centre 2024



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.