



73 Richmond Street, Bristol, BS3 4TL

£325,000

- INTERACTIVE VIRTUAL TOUR
- Two Double Bedrooms
- Shower Room & Upstairs W.C.
- Roof Terrace and Garden
- NO ONWARD CHAIN
- Maisonette
- Sitting Room
- Modern Kitchen
- Vibrant Lower Totterdown Location
- Energy Rating - C

Situated on arguably one of the most popular roads in Lower Totterdown, Richmond Street, in vibrant Lower Totterdown, this superb property is just a short walk from the beautiful Victoria Park, a picturesque 50 acre green space with 2 children's play areas, a skate park, an adult exercise park, a café, basketball courts, a bowling green, a tennis court and a marked running route for joggers. The city centre is a 25 minute walk whilst Temple Meads Station is a 15 minute walk. For a quiet evening out with friends or family, there are gastro-pubs such as Star & Dove and The Victoria Park close by. The Park Bakery and Park-Deli are also just a stones throw away. A little further away, there is an abundance of shops and restaurants along the Wells Road or North Street. Wapping Wharf, situated on Bristol's historic floating harbour, boasts some of the best bars, restaurants and lifestyle shops in the area and can be reached on foot in half an hour.

The property has been very well maintained by the current owner however, still offers the opportunity for the discerning buyer to put their own stamp on their new home. The light & airy accommodation, which is arranged over two floors, is accessed via its own private front door and comprises a bay fronted sitting room, a ground floor shower room and a modern, white, high gloss kitchen with breakfast bar. There is access to a paved roof terrace with steps that lead down to the enclosed & paved garden. On the first floor, there are two double bedrooms and a separate w.c with hand wash basin. The property is offered with NO ONWARD CHAIN and would make a great first time purchase.



Sitting Room 16'2" in to bay x 11'5" into recess (4.93 in to bay x 3.50 into recess)

Shower Room 8'2" x 5'4" (2.49 x 1.65)

Kitchen 9'9" x 9'5" (2.98 x 2.89)

Bedroom One 13'8" x 11'8" onto wardrobes (4.17 x 3.57 onto wardrobes)

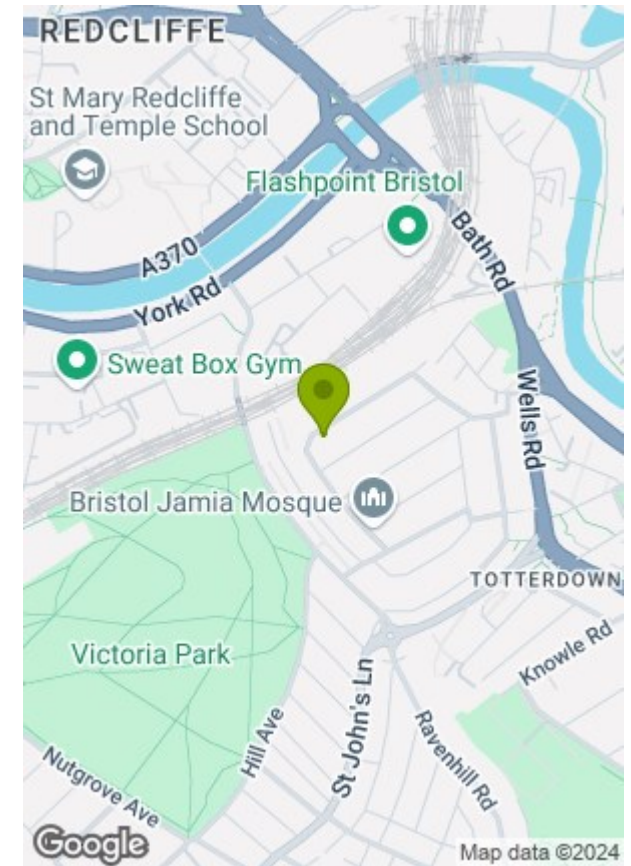
Bedroom Two 11'7" x 9'8" (3.54 x 2.95)

First Floor W.C. 9'7" x 3'2" (2.94 x 0.97)

Tenure - Freehold

Council Tax Band - B





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		
	70	79
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		
(0-11) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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