



11 Frederick Street, Bristol, BS4 3AZ

£395,000

- 3D INTERACTIVE TOUR
- Two Bedrooms
- Study / Home Office
- Upstairs Bathroom
- ROOF TOP CITY VIEWS
- Traditional Totterdown Home
- Sitting Room
- Modern Kitchen / Dining Room
- Enclosed Rear Garden
- Energy Rating - E

A characterful Victorian terrace home occupying an elevated position on this popular street in Totterdown. The accommodation comprises of a welcoming entrance hall, a sitting room with stripped floor boards, a good size study / home office, which will easily accommodate a sofa bed for guests, and a good size stylish & modern kitchen / dining room. On the first floor there are two bedrooms, the master being at the rear and the second offering some super roof top city views to the front. In addition there is a bathroom with a separate shower cubicle whilst outside there is an enclosed rear garden which has a southerly aspect. The current owners have recently had the property externally re-rendered, installed new double glazing and a new boiler!

Conveniently located in the heart of Totterdown, a popular family area close to the highly regarded Hillcrest Primary School 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 Arnos Vale Cemetery, Victoria Park, Perret's Park, Arnos Court Park & Redcatch 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. 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. An early appointment to view is strongly recommended.

Sitting Room 11'1" x 10'10" into recess (3.39 x 3.32 into recess)

Office/Study 13'10" x 7'6" (4.22 x 2.30)
Both at max (slanted walls)

Kitchen / Dining Room 15'9" x 14'0" (4.82 x 4.28)
Both at max

Bedroom One 15'9" into recess x 10'11" (4.81 into recess x 3.33)
Both at max (slanted walls)

Bedroom Two 14'2" max x 7'8" (4.34 max x 2.34)

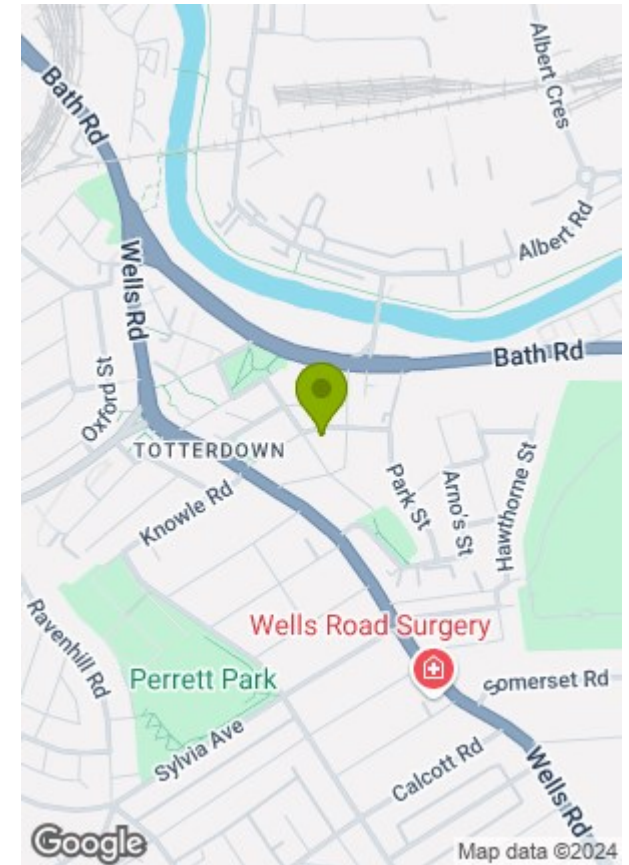
Bathroom 14'0" max x 6'3" rough (4.29 max x 1.92 rough)
slanted walls

Tenure - Freehold

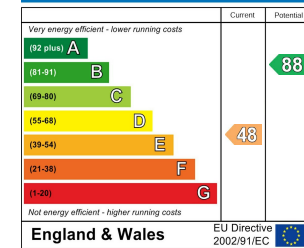
Council Tax Band - B



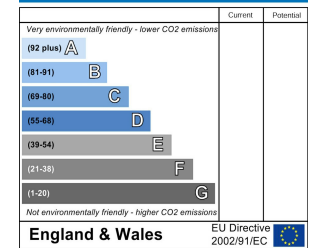




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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