



- Victorian Terrace Home
- Bay Fronted Sitting Room
- Modern Fitted Kitchen
- Decked Rear Garden
- HMO License

- Three Bedrooms
- Separate Dining Room
- Modern Downstairs Bathroom
- Vibrant & Desirable Location
- Energy Rating - D

A fantastic three bedroom Victorian terraced home located in vibrant lower Totterdown. Light, well presented and complete with period features such as fire places, stripped floorboards and decorative coving. The living accommodation comprises of an entrance hall, sitting room, a separate dining room, a modern kitchen and a modern bathroom. On the first floor there are three bedrooms, the master measuring the full width of the property! Plumbing is in place in the third bedroom to create an upstairs bathroom should the new home owner wish. Outside there is a lovely rear garden which is decked and landscaped with raised flower beds borders & raised perimeter seating.

A 5 minute walk from the beautiful 50 acre Victoria Park. This quiet street offers the best of both worlds, being close to a fantastic array of cafes, restaurants and independent shops on Wells Road such as Fox & West, an independent café and greengrocers, Southside Bar, the recently opened Bruhaha and award winning Farrow's Fish & Chips. There are some fantastic local pubs nearby including the Star and Dove, Shakespeare and the Oxford as well as the highly regarded The Victoria Park Pub, the perfect spot to grab a Sunday Lunch. For commuters, Temple Meads station is a 15 minute walk and the city centre is a 25 minute walk.

Please note, the property is currently tenanted and the photos were taken pre-tenancy.

SITTING ROOM 12'08 bay x 12'10 max (3.86m bay x 3.91m max)

DINING ROOM 12'08 max x 10'09 (3.86m max x 3.28m)

KITCHEN 11'07 x 7'10 (3.53m x 2.39m)

BATHROOM 8'00 x 5'04 (2.44m x 1.63m)

BEDROOM ONE 5'09 max x 10'11 (1.75m max x 3.33m)

BEDROOM TWO 12'09 max x 10'09 (3.89m max x 3.28m)

BEDROOM THREE 13'00 x 7'11 (3.96m x 2.41m)

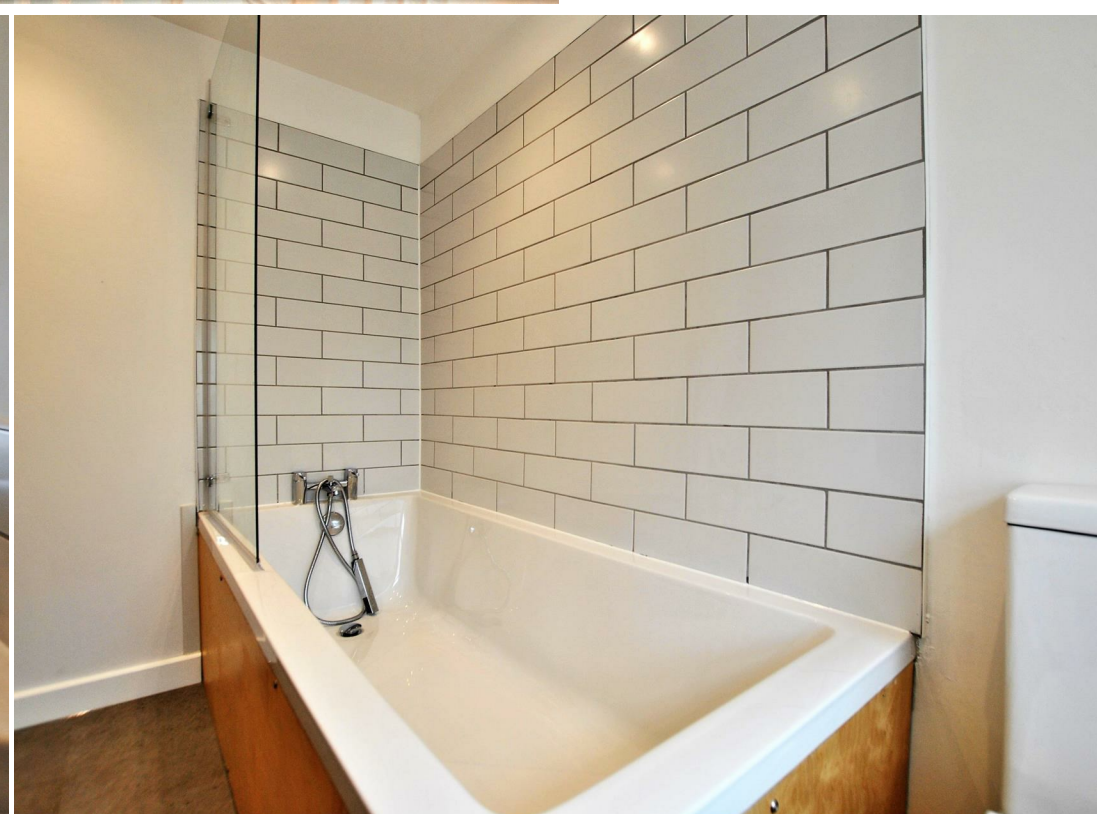
BASEMENT 15'11 aprox x 11'01 (4.85m aprox x 3.38m)

Council Tax Band - B

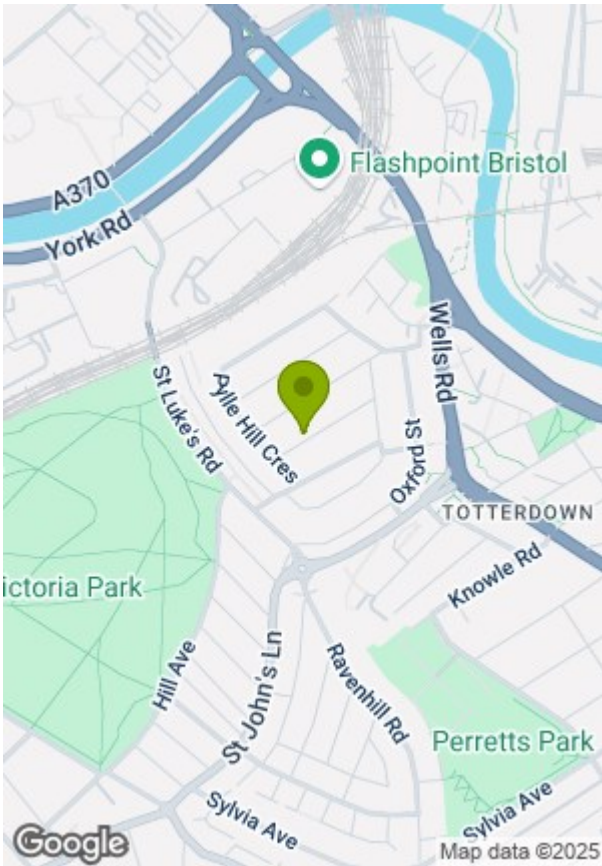
Tenure - Freehold











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		84
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E	51	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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