



- **3D INTERACTIVE TOUR**
- **Two Double Bedrooms**
- **Separate Dining Room**
- **Upstairs Bathroom**
- **Vibrant Lower Totterdown**

- **Period Terrace Home**
- **Bay Fronted Sitting Room**
- **Kitchen/Breakfast Room**
- **No Onward Chain**
- **Energy Rating - D**

Situated on an attractive residential street in vibrant Lower Totterdown, this 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.

A period terrace home with accommodation comprising an entrance hall, a bay fronted sitting room with a period style fireplace, a separate dining room with stripped floor boards and walk in understairs storage area and a kitchen with side lean to providing space for a dining / breakfast table. On the first floor, there are two double bedrooms, the main bedroom being the complete width of the property and the second boasting a period fireplace. Outside, there is a small low level wall enclosed front garden and an enclosed rear garden which is mainly paved. The property is offered with no onward chain and would make the ideal first time purchase.

Living Room 13'1" x 12'8" into recess (3.99 x 3.87 into recess)

Kitchen/Breakfast Room

Dining Room 17'8" max x 16'0" into recess (5.40 max x 4.88 into recess)

Bedroom One 15'11" into recess x 11'7" (4.86 into recess x 3.55)

Bedroom Two 12'9" into recess x 12'2" (3.90 into recess x 3.73)

Bathroom 11'0" max x 7'9" (3.37 max x 2.37)

Council Tax Band - B

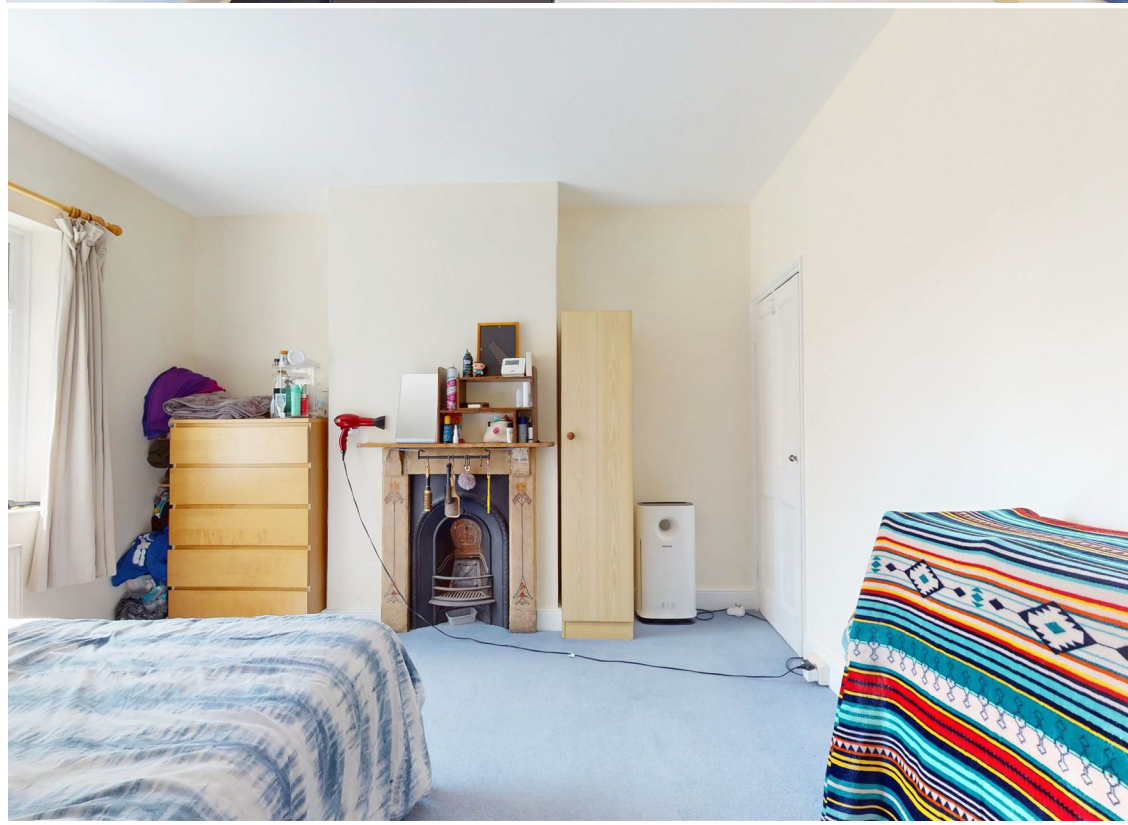
Tenure - Freehold





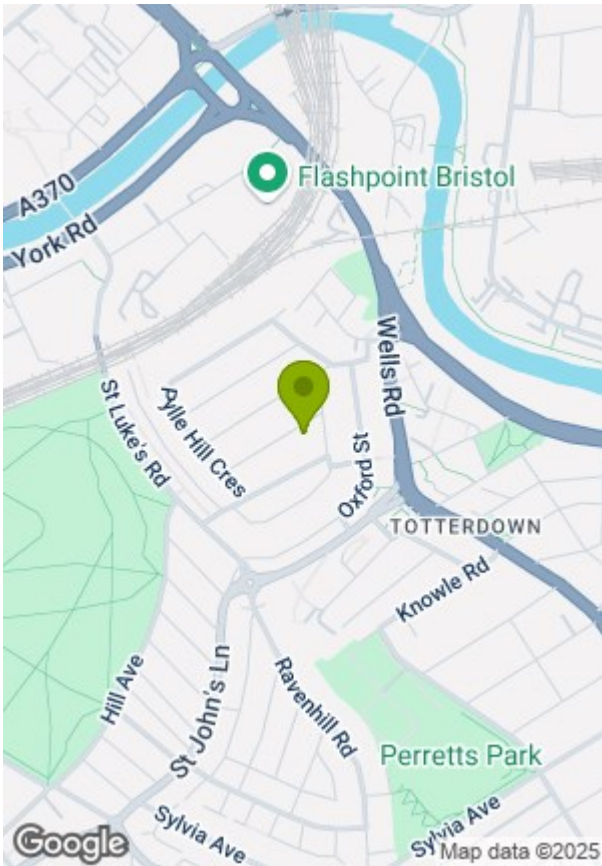








AWAITING
FLOORPLAN



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		74	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(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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