



78 St. Lukes Crescent, Bristol , BS3 4SA

£350,000

- 3D INTERACTIVE TOUR
- Two Bedrooms
- Stylish Kitchen
- Secluded Rear Garden
- NO ONWARD CHAIN
- Period Terrace Home
- Sitting Room with Stripped Floorboards
- Upstairs Bathroom
- Recent Damp & Roof Works Completed
- Energy Rating - D

Situated on an attractive residential 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.

Offered with no onward chain, the accommodation comprises a light & airy sitting room with stripped floor boards and gas 'log' burner. There is a stylish modern kitchen, which could accommodate a breakfast table, whilst on the first floor there are two bedrooms and a modern bathroom and there is useful boarded loft storage space accessed via a ladder. Outside, there is an enclosed rear garden which is decked and a secluded area, perfect for entertaining friends & family. The property has recently undergone remedial timber & damp treatments and roof repairs.

Living Room 14'10" max x 12'10" max (4.53 max x 3.93 max)

Kitchen 14'8" x 9'2" max (4.48 x 2.81 max)

Bedroom One 11'6" x 7'5" (3.52 x 2.28)

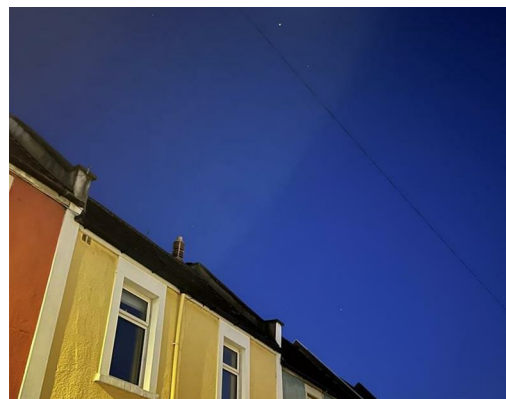
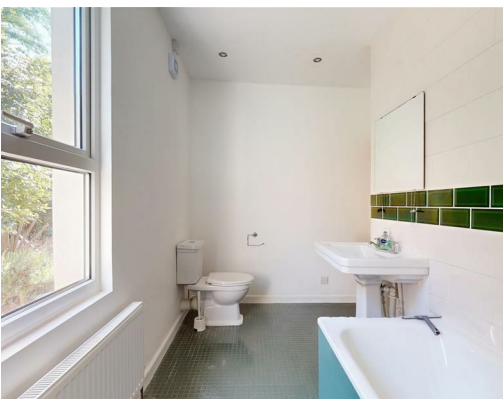
Bedroom Two 9'1" x 8'9" (2.78 x 2.68)

Bathroom 10'11" x 7'4" max (3.34 x 2.26 max)

Tenure - Freehold

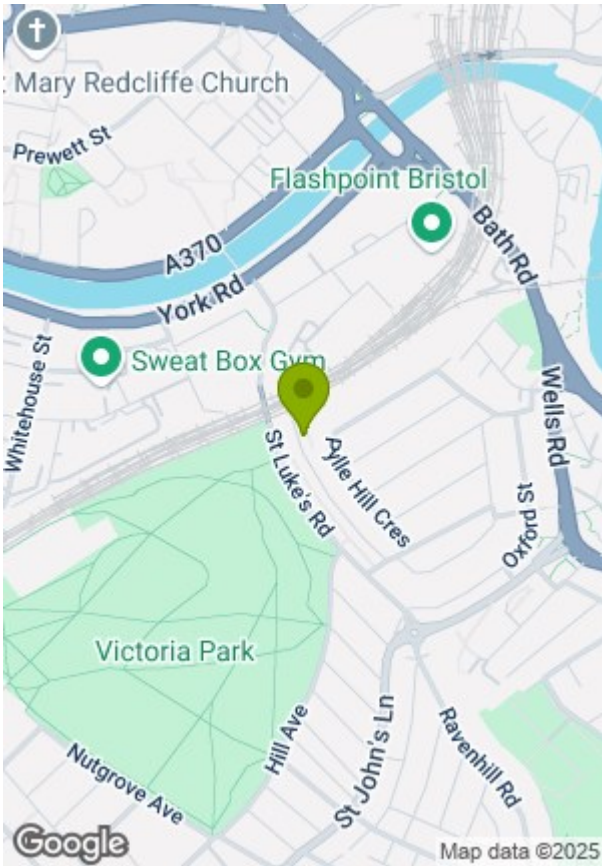
Council Tax Band - A







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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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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