GREENWOODS
property centre

SALES
LETTINGS
COMMERCIAL

33 Balmain Street, Bristol , BS4 3BX **£460,000**

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- 3D VIRTUAL TOUR
- THREE Bedrooms
- Kitchen / Dining Room
- Upstairs Bathroom
- Charm & Character
- End Terrace Victorian Home
- Sitting Room
- Downstairs W.C.
- Enclosed Rear Garden
- Energy Rating D

A Victorian Terrace home located on the desirable Balmain Street in UPPER TOTTERDOWN, a stone's throw away from Hillcrest Primary School and the picturesque Arnos Vale Cemetery. There is easy access onto Wells Road on foot with a fantastic array of cafes, restaurants and independent shops, as well as the open green spaces of Arnos Vale, an idyllic 45 green acres of Victorian Garden Cemetery with a café & gift shop run by the trust, not to mention the fascinating leafy trails full of wildlife and nature. Both Perretts Park & Victoria Park are within walking distance, all offering a great escape from the hustle & bustle of the city. Temple Meads Train Station is within a 20 minute walk and the city centre and the exciting Wapping Wharf riverside development are within a 40 minute walk.

This charming property is offered with no onward chain with accommodation comprising a welcoming entrance hall with a tiled floor, there is a ground floor W.C., a light & airy dual aspect sitting room with a period fireplace and original ceiling rose. The dining room has French doors onto the rear garden and opens into the kitchen area making this the ideal space for entertaining of family time. On the first floor there is a dual aspect master bedroom with a period fireplace, a further double bedroom with an open rear aspect, an additional single third bedroom which could also be used as a home office, and a modern white bathroom. Outside, there is an enclosed, paved rear garden which has a westerly aspect and a covered seating area, the ideal space for a quiet G&T after a hard days work!

Sitting Room 15'0" into recess x 12'9" into bay (4.59 into recess x 3.91 into bay)

Kitchen / Dining Room 14'5" x 21'4" max (4.40 x 6.52 max)

Downstairs Cloakroom 4'9" x 3'9" (1.47 x 1.16)

Bedroom One 18'2" x 11'1" (5.56 x 3.38)

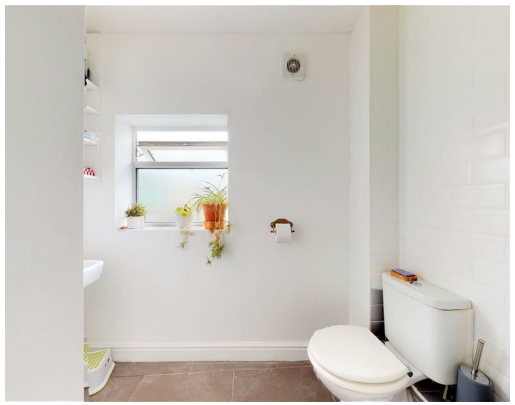
Bedroom Two 11'3" x 8'11" onto curtans (3.44 x 2.73 onto curtains)

Bedroom Three 10'2" x 6'8" (3.12 x 2.04)

Bathroom 7'10" x 7'4" t shape (2.40 x 2.24 t shape)

Tenure - Freehold

Council Tax Band - B



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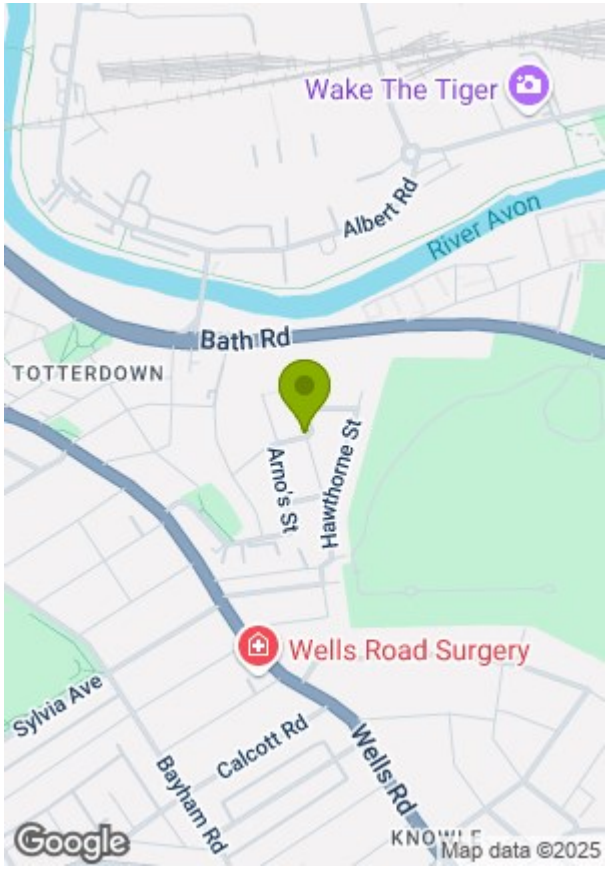

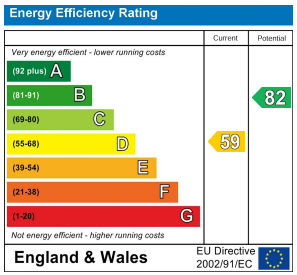

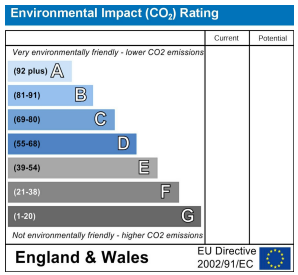

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