



19 St. Lukes Crescent, Bristol, BS3 4RZ

£440,000

A Charming Victorian Home with Park Views in the Heart of Lower Totterdown - Situated in the vibrant and sought-after neighbourhood of Lower Totterdown, this Victorian terrace is offered with no onward chain and has glorious views overlooking the beautiful Victoria Park. Spread over three versatile floors, the home welcomes you with a bright entrance hall leading to a spacious sitting room and a separate dining room / Bedroom flooded with natural light and offering stunning park vistas to the rear. Upstairs, you'll find two generous double bedrooms and a W.C. with hand wash basin. The lower ground floor boasts a sociable kitchen/dining space, a storage room, able to double as a workshop, and a family bathroom. Step outside to discover an enclosed courtyard garden, perfect for summer barbecues or a peaceful morning coffee.

St Lukes Crescent is a popular residential street in vibrant Lower Totterdown. The property is only moments away from leafy Victoria Park and Temple Meads Station is just 15 minutes walk. For a quiet evening out with friends or family, there are gastro-pubs such as the Star & Dove and The Victoria Park close by. Local shops such as the Italian-run Banana Boat and the Bakehouse Bakery offer something different and convivial. A little further away, there is an abundance of shops and restaurants along the Wells Road and local primary and secondary schools are also close at hand. Leaving your future home on foot you'll be able to side-step city centre parking reaching Bristol's waterfront with its lively bars and restaurants in twenty minutes, maybe even hearing the bells of St Mary Redcliffe church along the way.

- Victorian Terrace Home
- Sitting Room
- Kitchen & Utility Room
- Upstairs W.C.
- Overlooking Victoria Park
- NO ONWARD CHAIN
- Separate Dining Room / Home Office / Bedroom
- Ground Floor Bathroom
- Enclosed Rear Courtyard Garden
- Energy Rating - D

Sitting Room 11'11 x 11'3 max (3.63m x 3.43m max)

Dining Room / Bedroom 13'3 x 9'9 (4.04m x 2.97m)

Kitchen / Dining Room 12'9 x 9'5 (3.89m x 2.87m)

Utility Room 15'2 x 6' (4.62m x 1.83m)

Bathroom 8'10 x 4'11 (2.69m x 1.50m)

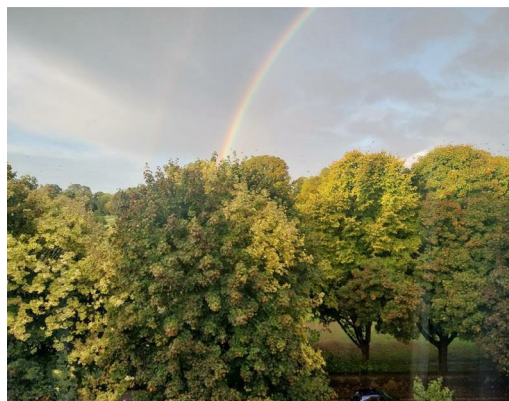
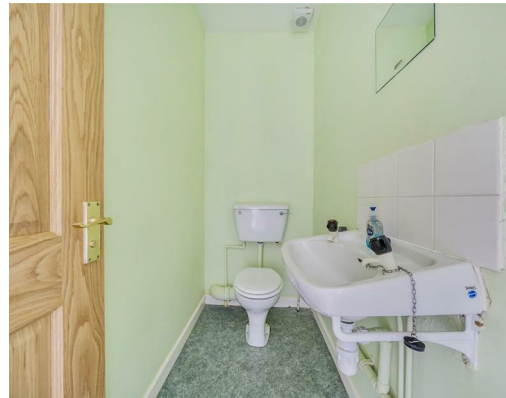
Bedroom One 15'2 x 11'10 (4.62m x 3.61m)

Bedroom Two 10' x 9'6 (3.05m x 2.90m)

Tenure - Freehold

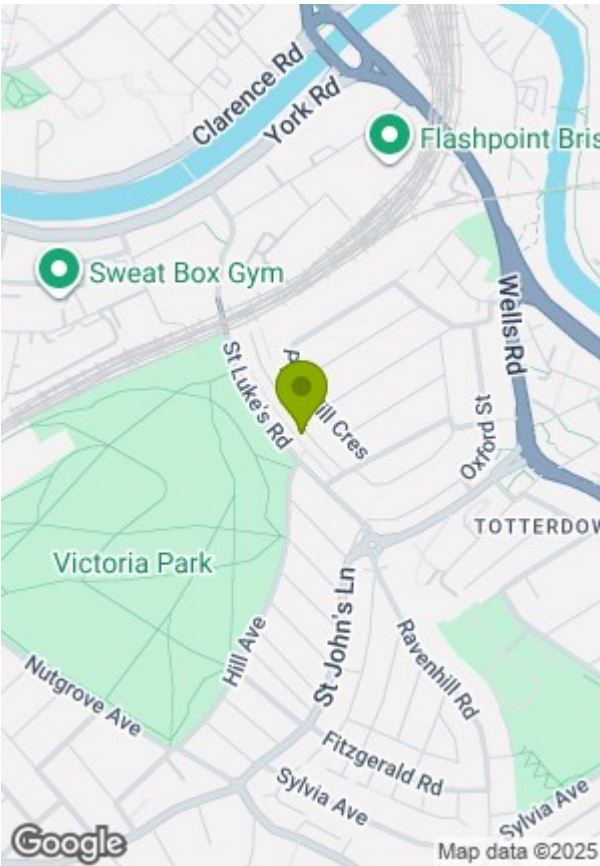
Council Tax Band - B





St. Lukes Crescent, Totterdown, Bristol, BS3

Approximate Area = 1040 sq ft / 105.9 sq m
For identification only - Not to scale



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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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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