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Upper Maisonette Stevens Crescent  
BRISTOL



## Property Description

A superb Victorian home that boasts plenty of charm and character with a sympathetic contemporary update. The property retains many original period features including high cornice ceilings, ceiling rose, an entrance hallway arch and moulded door architrave's and skirting boards.

The accommodation on the ground floor comprises of an entrance hallway, a bay-fronted living room, a contemporary kitchen/diner and a modern shower room. The upstairs hosts a generous master bedroom benefiting from built-in wardrobes within the alcoves and a second double bedroom. Externally the property offers a low maintenance, south facing, decked garden offering fantastic outdoor space, as well as access to an external storage space.

Stevens Crescent is a quiet residential road in Totterdown, ideally located only a two minute walk from the large green space of Victoria Park and a 15 minute walk from Temple Meads train station for frequent trains to London. This property is within 15 minute's walk of Bristol City Centre and Harbourside, making it a fantastic location for access to many Bristol attractions.

Highly popular local venues such as the gastro pub The Victoria Park Pub, newly opened 'Loaf', Windmill Hill City Farm and many more are located within less than 10 minute's walk. As well as a small community of independent shops a short walk away.

This home is in the catchment area for many primary and secondary schools.

## Entrance Hallway

Irregular Shaped Room 32' 2" x 7' 4" ( 9.80m x 2.24m)

Spacious entrance hallway running from front elevation to rear.

## Lounge

Irregular Shaped Room 13' 11" x 11' 9" ( 4.24m x 3.58m)

Bay fronted first reception room with flooring throughout with many period features including high cornice ceilings and ceiling rose.

## Kitchen

13' 1" x 9' 11" ( 3.99m x 3.02m )

Modern fitted kitchen with worktops. Double glazed window to rear elevation, oak flooring throughout.

## Shower Room

Modern suite with WC, Wash hand basin, extractor fan, towel rail, tiled with shower cubicle.

## Garden

Private decked south facing garden.

## Bedroom One

14' 11" x 12' 3" ( 4.55m x 3.73m )

Spacious double bedroom carpeted, with built in wardrobe space, double glazed window to front elevation.

## Bedroom Two

13' 1" x 9' 7" ( 3.99m x 2.92m )

Double glazed window to rear elevation with original flooring.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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