

for sale

**£375,000** Freehold



## Park Street Totterdown Bristol BS4 3BJ

A charming starter home within great proximity to the City Centre, main A-Roads and Bristol Temple Meads. Situated on the popular Park Street and oozing charm & character. Call us on 0117 966 4278 or email at [Southville@connells.co.uk](mailto:Southville@connells.co.uk) to book your viewing today!

- Energy Rating: C
- VICTORIAN TERRACE
- TWO DOUBLE BEDROOMS
- COSY SITTING ROOM
- LIGHT & AIRY KITCHEN/DINER

# Property Details

## Entrance Hall

**Kitchen / Diner** 14' 10" max x 12' 10" max ( 4.52m max x 3.91m max )

Matching base and head units. Built in electric oven with space for washing machine and tumble dryer. Extractor over oven and hob. Space for fridge/freezer. Laminate Flooring. Double glazed window and door to rear.

**Sitting Room** 11' 8" max x 10' 1" ( 3.56m max x 3.07m )

Well sized lounge with double glazed window to front. Built in storage on either side of the chimney breast. Hardwood flooring. Tastefully decorated.

**Bedroom One** 14' 8" x 9' 11" ( 4.47m x 3.02m )

Well sized main bedroom with two double glazed windows to rear. Decorated with a modern finish, with hardwood flooring. Built-in storage either side of the chimney breast.

**Bedroom Two** 9' 9" x 9' 8" max ( 2.97m x 2.95m max )

Well sized second bedroom with large double glazed window to side. Ample room for storage as well as a double bed. Carpeted.

**Bathroom** 12' 5" x 4' 11" ( 3.78m x 1.50m )

Partially tiled walls with laminate flooring. Low level WC and wash hand basin with vanity mirror and cupboard under. Shower over bath with shower curtain. Heated towel rail.



To view this property please contact Connells on

**T 0117 966 4278**  
**E [southville@connells.co.uk](mailto:southville@connells.co.uk)**

243 North Street Southville  
BRISTOL BS3 1JN

Property Ref: BMR311492 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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