



45 Green Street

Totterdown, Bristol, BS3 4UB

Asking Price £513,995



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*** NO CHAIN ***

Matthews and Co are delighted to bring to the sales market this wonderfully versatile, 5 bedroom mid terrace property ARRANGED OVER 4 FLOORS. Situated in a superb elevated position in the heart of Totterdown, with an abundance of community and convenient amenities on your doorstep, and Victoria Park and the lovely Star and Dove pub just around the corner what more can you ask for. Nestled between the Wells Road and St Lukes Road, providing great access to the City Centre, Harbourside and Bedminster on foot, it's also a great location for those needing to commute as its only a short walk to Bristol Temple Meads and easy access to the M32.

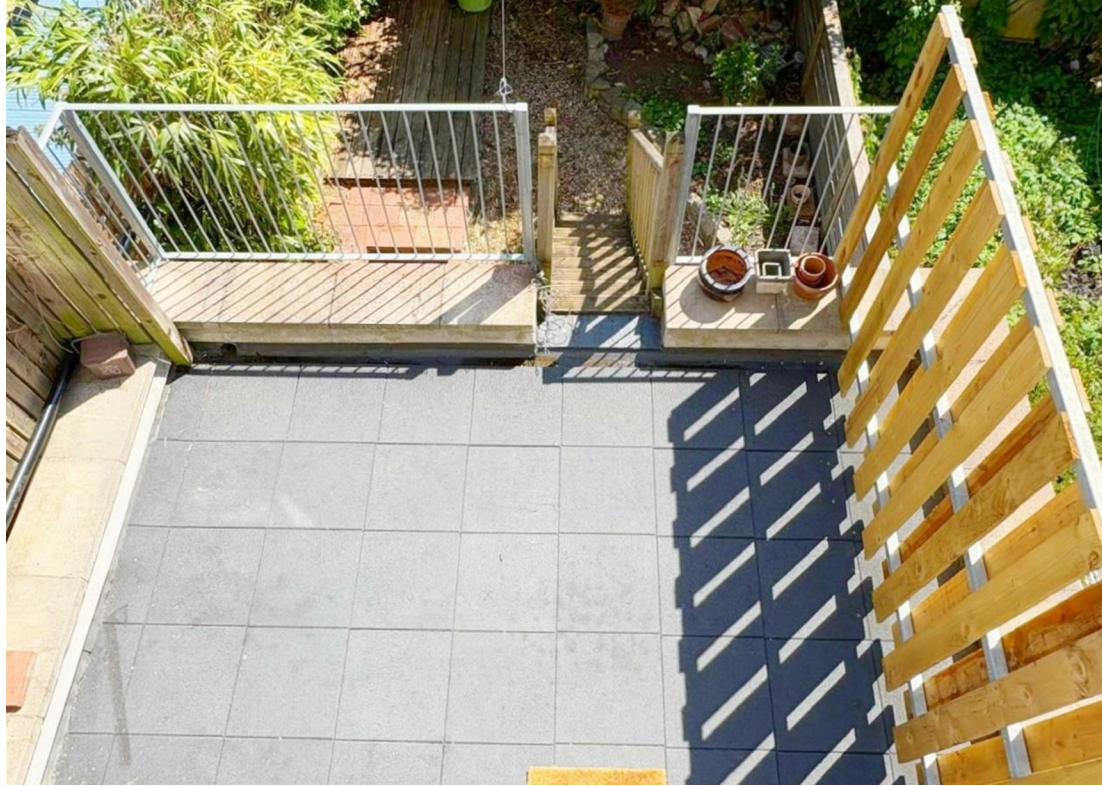
The house itself comprises of a hallway, and two bedrooms to the entrance level, two bedrooms and a family bathroom to the first floor. To the ground floor you will find a kitchen leading out to a large balcony, and a lounge. Then to the basement level is a garden bedroom with ensuite and patios doors out to the garden and a Utility room plus WC.

Externally the property benefits from a large balcony accessed from the kitchen with views towards Dundry and then a further garden accessed from both the balcony via steps down and the garden room. To the front is a street level tiled path entrance to the main door and then steps leading to the ground floor doorway.

Call today to arrange a viewing.

Entrance

Hallway





Lounge
13'6" x 13'0" (4.14m x 3.98m)

Sitting Room
14'4" x 10'11" (4.37m x 3.35m)

Top Floor Landing
17'3" x 5'0" (5.26m x 1.54m)

Bedroom Two
11'11" x 9'7" (3.65m x 2.93m)



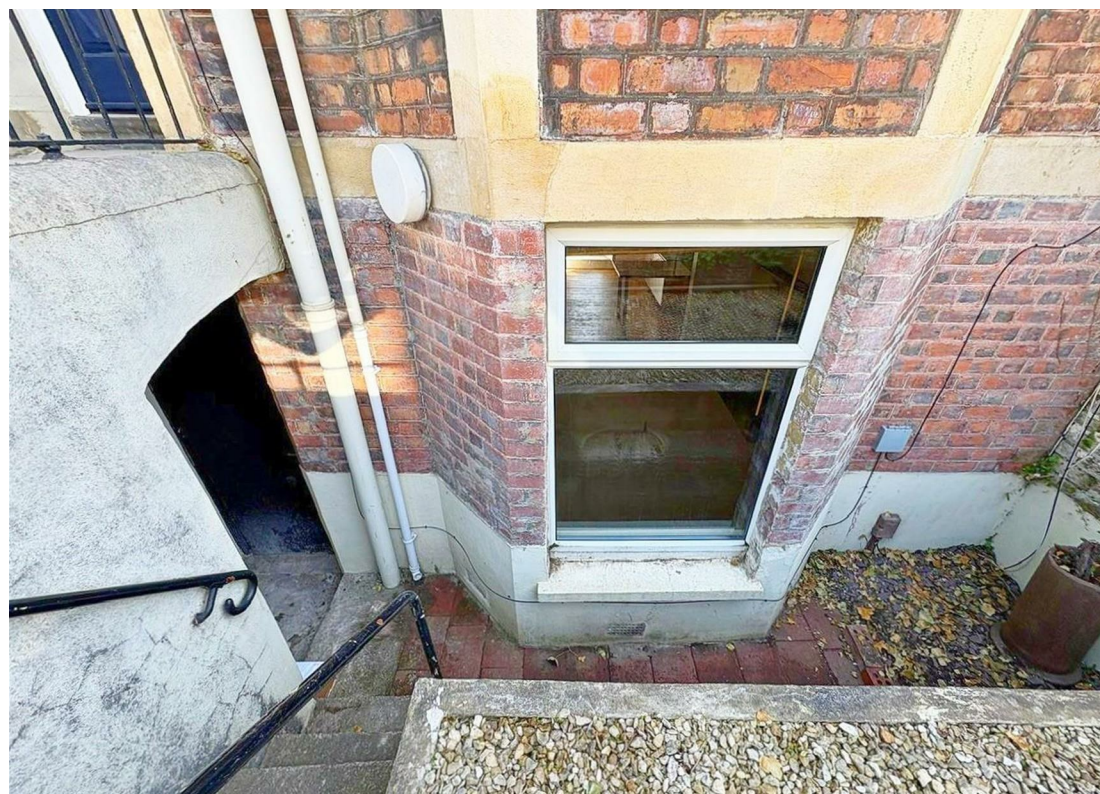
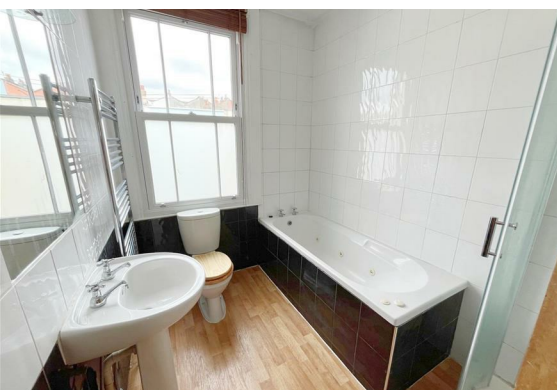
Bedroom One
14'3" x 10'11" (4.36m x 3.35m)

Bathroom
9'1" x 6'4" (2.79m x 1.95m)

Ground Floor

Kitchen
13'10" x 10'9" (4.22m x 3.28m)

Lounge
13'7" x 12'7" (4.15m x 3.86m)



Basement

Unity Room
5'11" x 5'0" (1.82m x 1.54m)

Bedroom
14'0" x 11'7" (4.29m x 3.55m)

En suite
5'11" x 5'0" (1.82m x 1.53m)

W.C
5'0" x 2'8" (1.54m x 0.82m)



Floor Plan



Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

