



## 20 Balmain Street, Totterdown Bristol, BS4 3DB

Asking Price £415,000



\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\*

Matthews and Co are delighted to bring to the sales market this stunning, 2 double bedroom, period home, situated on Balmain Street in Totterdown benefitting from the array of local amenities, eateries and shops that this wonderful community encompasses.

Within walking distance of the City Centre & Bristol Temple Meads, this wonderfully located, well proportioned Victorian property has been modernised throughout and briefly comprises of a large lounge and kitchen/diner to the ground floor with 2 great size bedrooms and modern bathroom to the first floor. Outside the property boasts a low maintenance front garden and good size enclosed rear garden. HILLCREST PRIMARY SCHOOL very close by.

- Balmain Street
- Kitchen/dining room, with patio doors out to garden
- First Floor modern Bathroom
- Very close to Hillcrest Primary school
- Walking distance to Bristol Temple Meads and City Centre
- NO CHAIN
- 2 x Double Bedrooms
- Good Size Rear Garden, with access from street
- Short walk to Arnos Vale with its lovely cafe and nature walks.

