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2 Bathwell Road Totterdown, Bristol, BS4 3AN

Asking Price £299,995





#### 2 Bathwell Road

Totterdown, Bristol, BS4 3AN

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

Matthews and Co are pleased to bring to the sales market this immaculately presented 2 double bedroom period maisonette, arranged over the top two floors of a Victorian terraced house offering fantastic flexible and practical living space. Situated just off the Wells Road in Totterdown perfectly placed for a stroll into the City Centre or the vibrant Harbourside, yet plenty for the new owner/s to enjoy on your doorstep itself with local shops, independent bakeries, pubs and eateries and the glorious Victoria Park all within striking distance!

The property itself lends itself to flexible living and is currently set up with a kitchen, bathroom and bedroom two/dining room to the entrance level and then upstairs you will find a lounge and main bedroom making the most of the far reaching views across the city.

This property has no annual service charge and has 967 year remaining. The building insurance is split with the basement maisonette and the owner is currently paying £472.80 a year.

Call today for a viewing.

Hallway 20'9" x 9'6" (6.33 x 2.91)

Bedroom Two/ Dining room 13'4" x 11'5" (4.07 x 3.49)

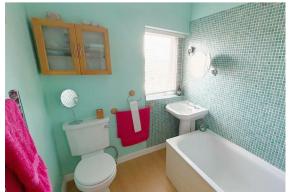
Kitchen 10'11" x 8'2" (3.35 x 2.51)



















Bathroom 7'4" x 5'11" (2.26 x 1.82)

Landing 11'8" x 4'10" (3.58 x 1.49)

Bedroom One 14'8" x 10'11" (4.48 x 3.35)

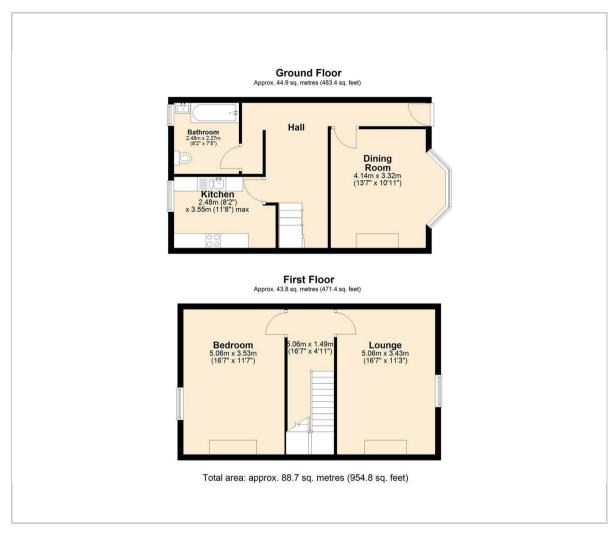
Lounge 14'7" x 11'4" (4.47 x 3.47)







#### Floor Plan



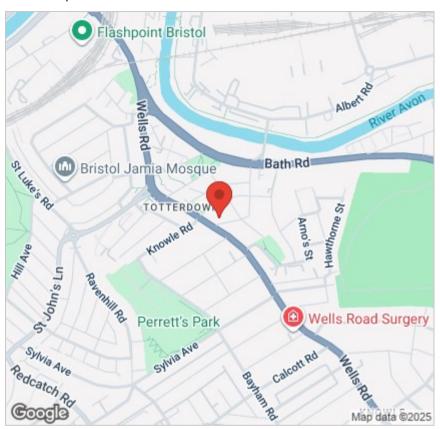
## Viewing

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**

