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123 Totshill Drive, Bristol, BS13 0QZ

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£260,000

Located in the sought-after area of Totshill Drive, Bristol, this charming three-bedroom end of terrace house presents an excellent opportunity for those looking to create their ideal home. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests.

The three well-proportioned bedrooms offer ample space for family living or can be transformed into a home office or guest room, depending on your needs. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the house features a utility room and a downstairs w/c, providing practicality and convenience for everyday living.

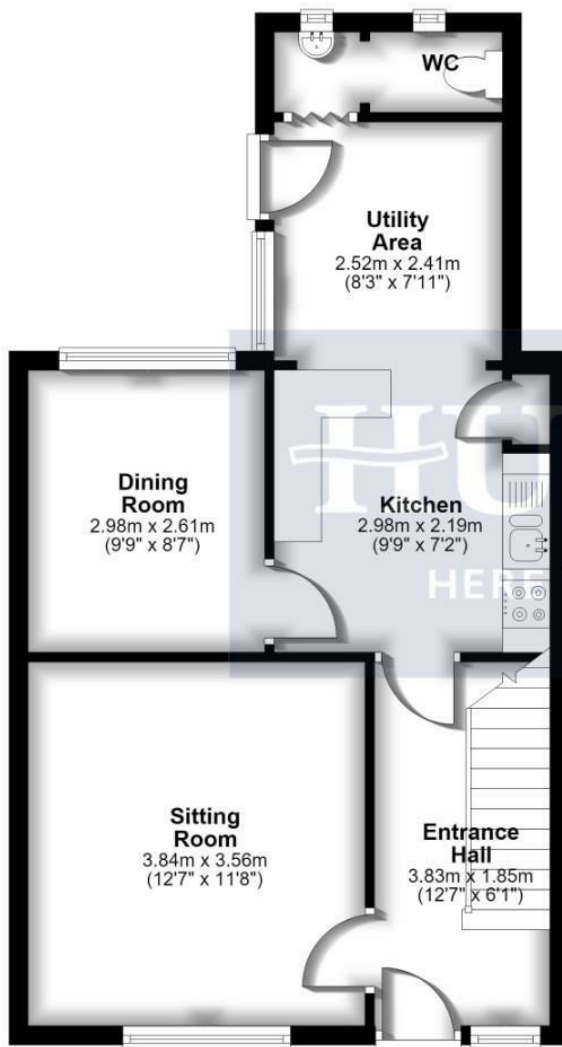
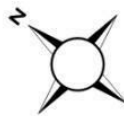
This property is situated in a popular location, making it an attractive choice for families and professionals alike. With the potential to personalise and make it your own, this home invites you to unleash your creativity and style.

Whether you are a first-time buyer or looking to invest, this mid-terrace house is a fantastic opportunity not to be missed. Embrace the chance to transform this property into your dream home in a desirable neighbourhood.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
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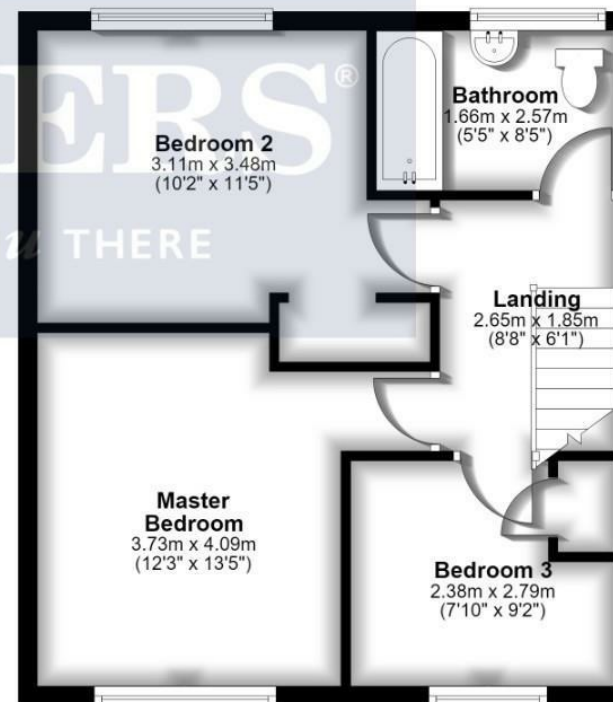
## Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.9 sq. feet)

| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) <b>A</b>                          |                         |                         |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (21-38) <b>F</b>                            |                         |                         |
| (1-20) <b>G</b>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                         |
| (92 plus) <b>A</b>                                              |                         |                         |
| (81-91) <b>B</b>                                                |                         |                         |
| (69-80) <b>C</b>                                                |                         |                         |
| (55-68) <b>D</b>                                                |                         |                         |
| (39-54) <b>E</b>                                                |                         |                         |
| (21-38) <b>F</b>                                                |                         |                         |
| (1-20) <b>G</b>                                                 |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            |                                                                                   |
| (81-91) B                                   |                            |                                                                                   |
| (69-80) C                                   | 70                         | 77                                                                                |
| (55-68) D                                   |                            |                                                                                   |
| (39-54) E                                   |                            |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









