



County Street, Totterdown

£320,000

- **Energy Rating - C**
- **South West Facing Garden**
- **Enclosed & Private Rear Garden**
- **Modern Terrace Home**

- **Two Bedroom Home**
- **Sitting Room Overlooking the Rear Garden**
- **Ideal First Time Purchase**
- **14 ft Living Room**

Situated on County Street in Bristol, this well-proportioned two-bedroom home offers a practical layout across two floors, with approximately 616 sq ft of accommodation and plenty of potential to make the space your own.

The ground floor is centred around the generous 14ft living room, offering plenty of space for both comfortable seating and a dining area if desired. With a window allowing natural light into the room, it makes for a comfortable retreat to relax at the end of the day or a sociable space when entertaining friends and family.

The kitchen sits separately towards the front of the property and provides a functional workspace with room for the everyday essentials, whilst its position away from the main living area keeps the two spaces nicely defined.

Heading upstairs, Bedroom One is a well-proportioned double room measuring approximately 12'2" x 8'8", while Bedroom Two is another generous room at approximately 12'1" x 8'2". The versatility of the second bedroom means it could work equally well as a guest room, children's bedroom or a dedicated home office depending on the occupier's needs.

Completing the first floor is the bathroom, conveniently positioned between the two bedrooms and fitted with a full-size bath.

Overall, this is a nicely proportioned two-bedroom home with a straightforward and versatile layout, making it an excellent option for first-time buyers, couples or those looking for a property to put their own stamp on in Bristol.

Living Room 14'2" x 12'0" (4.32 x 3.68)

Kitchen 10'4" x 6'3" (3.15 x 1.91)

Bedroom One 12'2" x 8'7" (3.71 x 2.64)

Bedroom Two 12'0" x 8'2" (3.68 x 2.49)

Bathroom 7'6" x 5'8" (2.31 x 1.73)

Tenure - Leasehold

Lease Start Date 30/03/1994

Lease End Date 31/03/2119

Lease Term 125 years from 31 March 1994

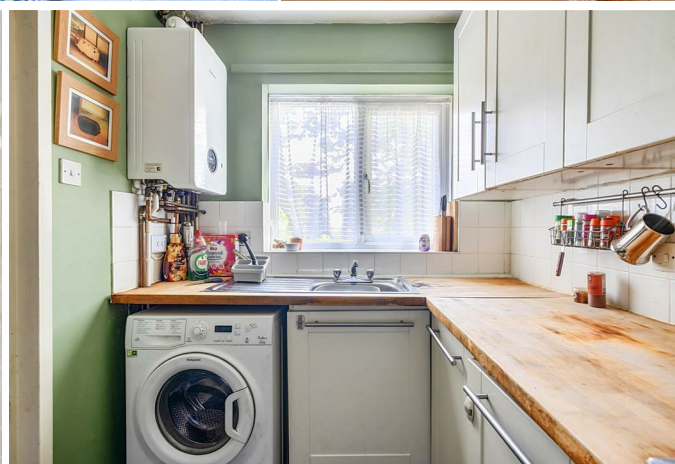
Lease Term Remaining 92 years

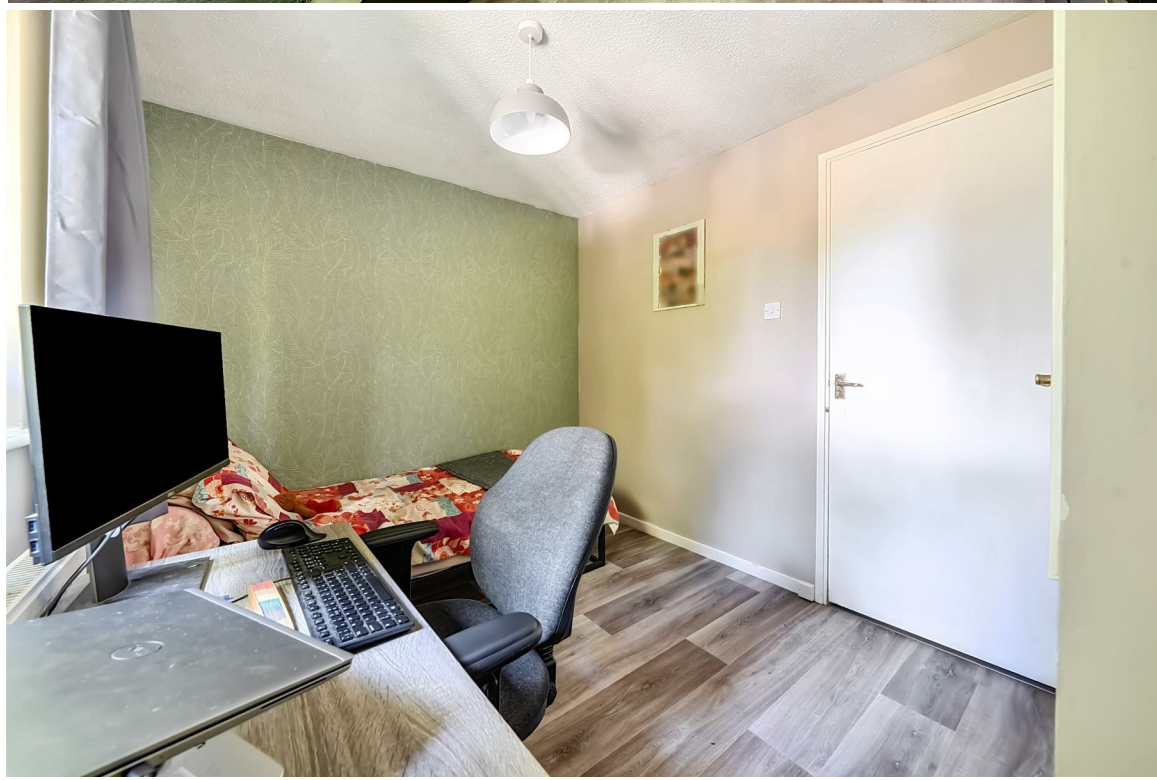
Service Charge -

Ground Rent -

Council Tax Band - B



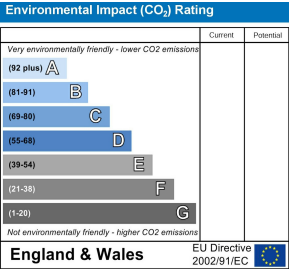
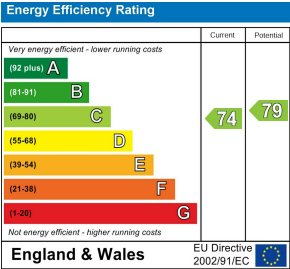
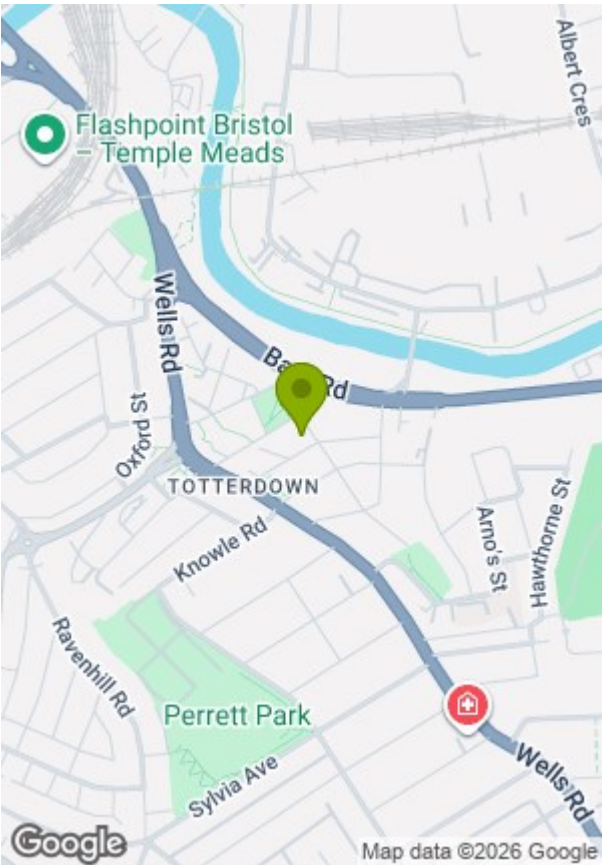
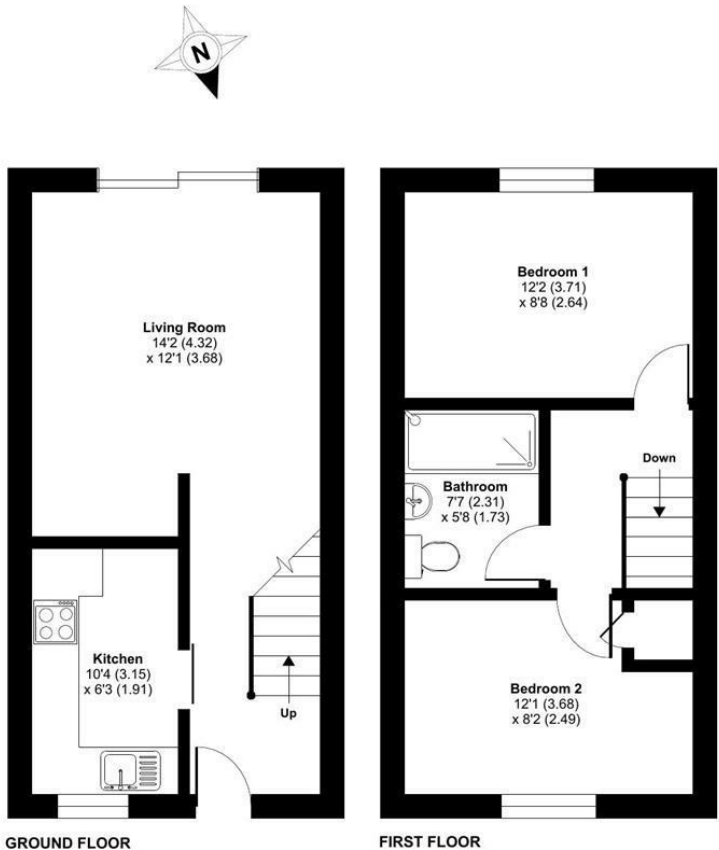






County Street, Bristol, BS4

Approximate Area = 616 sq ft / 57.2 sq m
For identification only - Not to scale



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