

Park Street, Totterdown

£420,000

- **A Charming Period Terrace Home**
- **Open Sitting / Dining Room**
- **Utility Room**
- **Good Size Landscaped Rear Garden**
- **Two Double Bedrooms**
- **Kitchen / Breakfast Room**
- **Roof Top Sun Terrace**
- **Energy Rating - C**

Situated on Park Street in Upper Totterdown, opposite the residents' community garden and orchard, this charming period terraced home offers an exceptional opportunity for first-time buyers. Beautifully presented throughout, the accommodation begins with a welcoming entrance hall featuring stripped wooden floorboards that continue seamlessly into the spacious open-plan sitting/ dining room. The sitting area enjoys delightful views across the community garden and is centered around a fitted log-burning stove, creating a warm and inviting atmosphere. The adjoining dining space is ideal for both everyday living and entertaining. To the rear of the property, the kitchen/breakfast room is flooded with natural light from a roof light, providing a bright and practical space. Beyond the kitchen is a useful utility room with a traditional Butler's sink, plumbing and space for a washing machine & dishwasher, together with ample storage. The first floor offers two generous double bedrooms, both enhanced by characterful exposed brickwork. The second bedroom benefits from a hinged window providing access to an external staircase leading to a wonderful decked sun terrace, an ideal spot for relaxing on a warm summers day. Completing the accommodation is a stylish white bathroom featuring an exposed brick chimney breast, further adding to the property's charm and character. Outside, the enclosed rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, with a patio area, tiered planting beds, and a variety of mature shrubs and trees providing year-round interest and privacy.

The beautiful Arnos Vale Cemetery is a short walk away providing a great escape from the hustle & bustle of city life, as is Wells Road with its fantastic array of cafes, restaurants and independent shops including Fox & West, Bank, Totterdown Canteen, Smokebox, Bruhaha, a Nano Brewery, neighbourhood Pub & Tap Room.

A delightful home full of charm & character!

Sitting Room 11'1 x 10'8 (3.38m x 3.25m)

Dining Room 14'5 max x 12'9 (4.39m max x 3.89m)

Kitchen 14'5 x 8'7 (4.39m x 2.62m)

Utility Room 7'9 x 7'7 (2.36m x 2.31m)

Bedroom One 14'4 x 11' (4.37m x 3.35m )

Bedroom Two 12'10 x 8'8 (3.91m x 2.64m)

Bathroom 9'6 x 7'3 (2.90m x 2.21m)

Tenure - Freehold

Council Tax Band - B

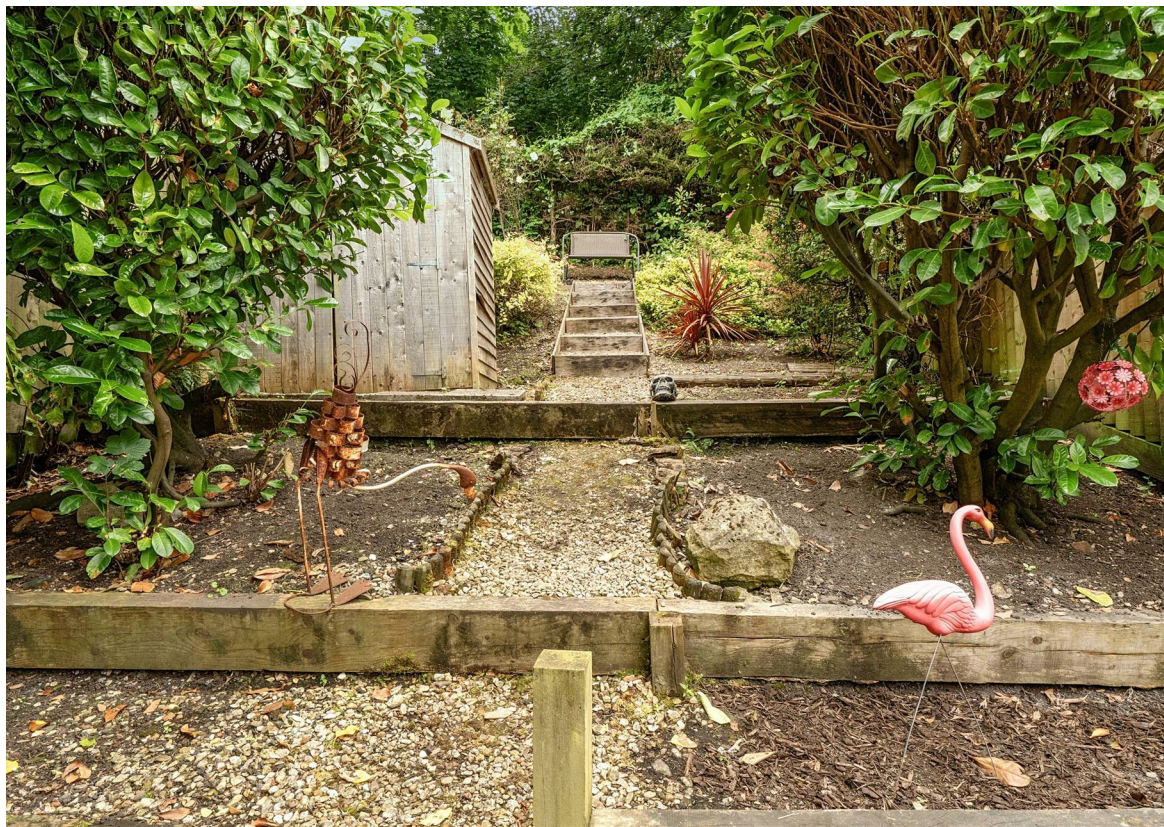








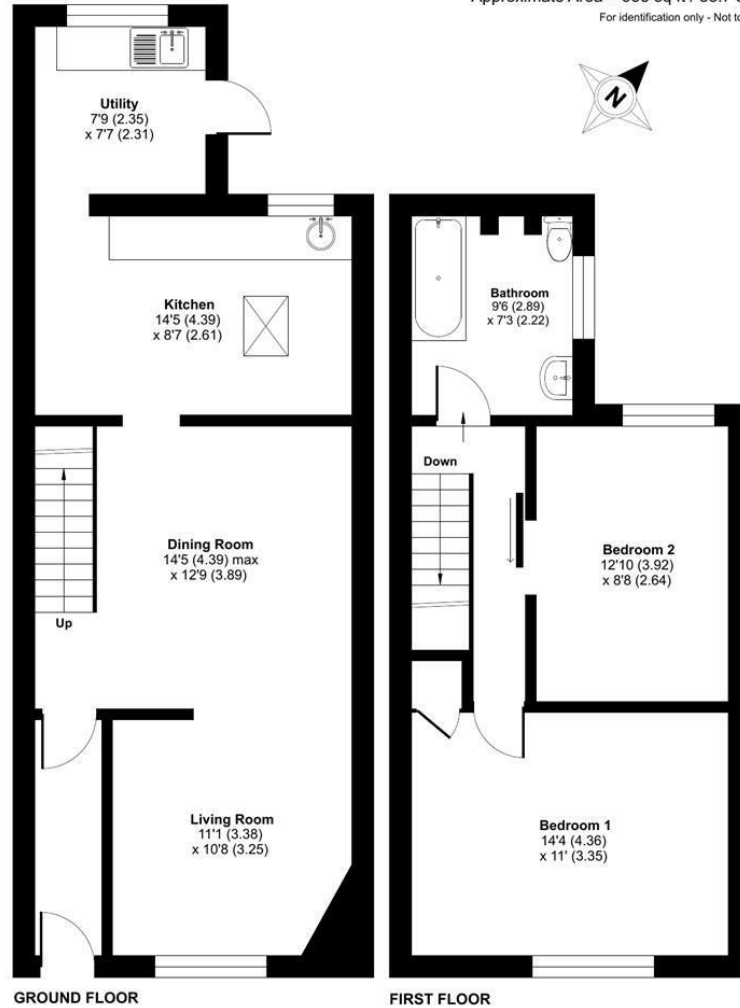




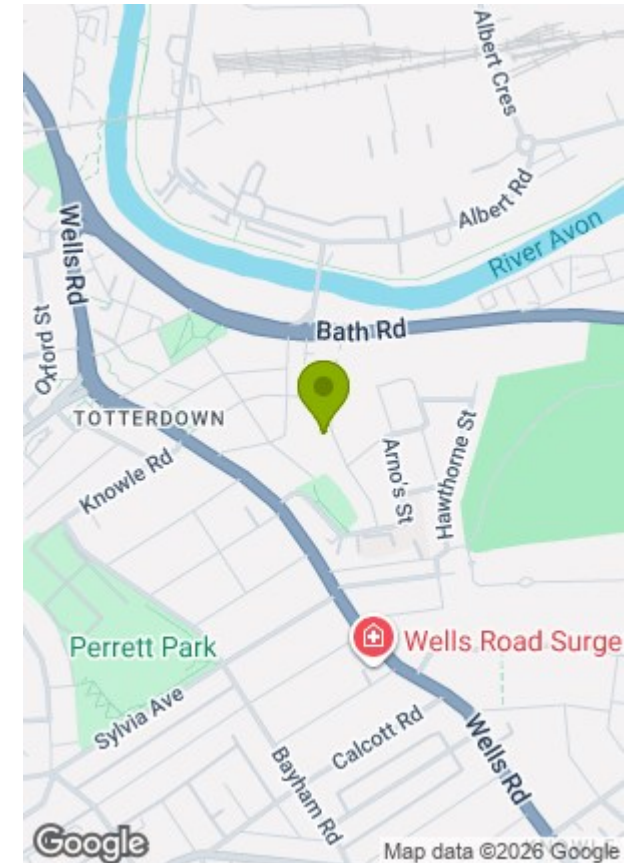


## Park Street, Totterdown, Bristol, BS4 3BJ

Approximate Area = 955 sq ft / 88.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 69                      | 74        |
| England & Wales                             | 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) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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