



- Semi-Detached House
- Sitting Room
- Modern Upstairs Bathroom
- Allocated Parking Space
- Popular Three Lamps Development

- Three Bedrooms
- Kitchen / Dining Room
- Good Size Rear Garden
- A Great First Time Purchase
- Energy Rating - D

A SEMI-DETACHED house situated on the popular Highgrove Street in Totterdown. The property has accommodation arranged over two floors and comprises a sitting room overlooking the rear garden and a kitchen/dining room on the ground floor. On the first floor there are THREE bedrooms and a modern bathroom whilst outside, there is a good size rear garden rear garden which is terraced and the perfect 'sunny' space for entertaining friends & family. The property is also double glazed throughout, has an upgraded gas central heating system and an allocated parking space.

Centrally located with the beautiful Arnos Vale Cemetery, being a half mile walk away, a beautiful Victorian garden cemetery with a café at its heart, a short walk from Wells Road, this house is also close to other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Southside Bar and Bruhaha Bar. Hillcrest Primary School is around the corner whilst open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 30 minute walk. The property would make both an ideal first time purchase or home for the growing family. An early appointment to view is thoroughly recommended.

Sitting Room 14'3 x 10'5 max (4.34m x 3.18m max)

Kitchen / Dining Room 14'2 max x 7'8 (4.32m max x 2.34m)

Bedroom One 12'7 x 7'9 (3.84m x 2.36m)

Bedroom Two 12'7 x 7'9 (3.84m x 2.36m)

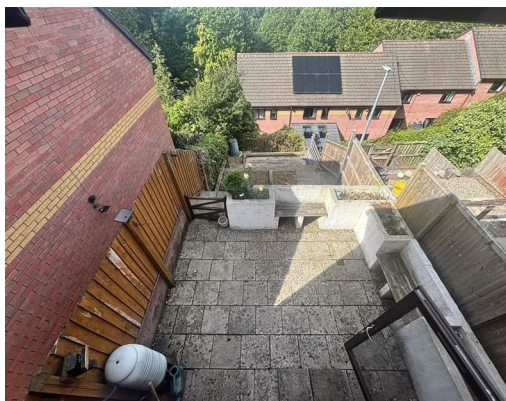
Bedroom Three 8'4 x 6'4 (2.54m x 1.93m)

Bathroom 6'5 x 6'4 (1.96m x 1.93m)

Tenure - Freehold

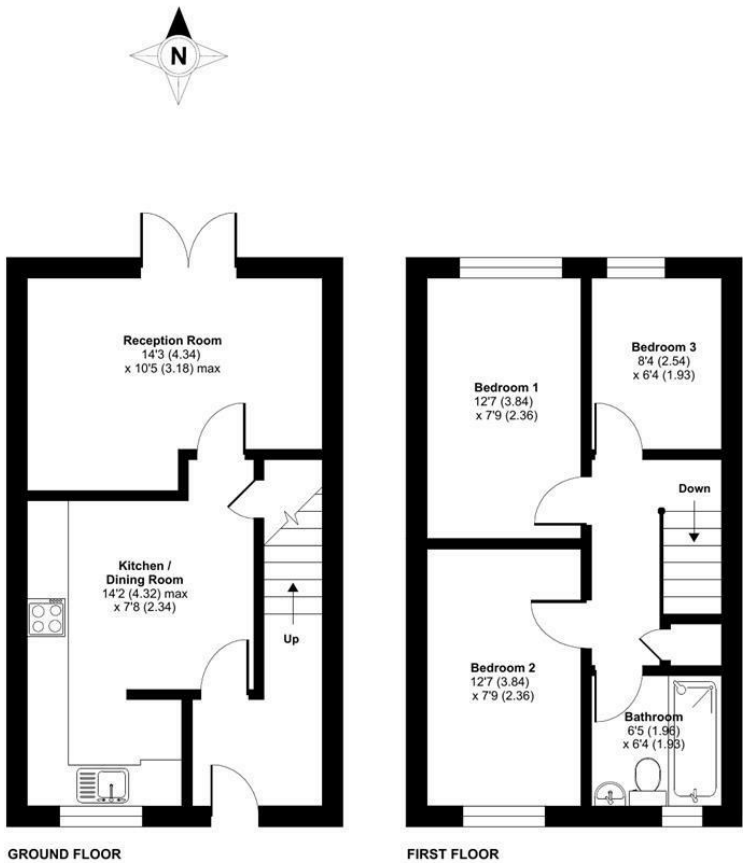
Council Tax Band - C





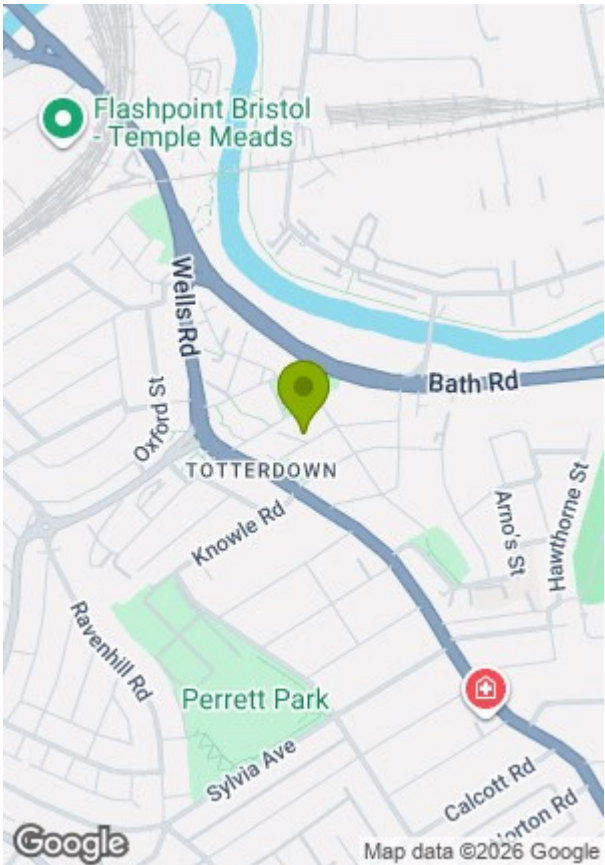
Highgrove Street, Totterdown, Bristol, BS4

Approximate Area = 734 sq ft / 68.1 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). Produced for Greenwood's Property Centre. REF: 1407187

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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