



38 Carlton Park, Bristol
£319,950



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Bristol, Bristol

Attractive Victorian terraced house with 2 bedrooms, 2 reception rooms, and a separate kitchen. Ideal for creative individuals looking to personalise their first home. Located in a sought-after area with convenient access to amenities.

Council Tax band: B

Tenure: Freehold

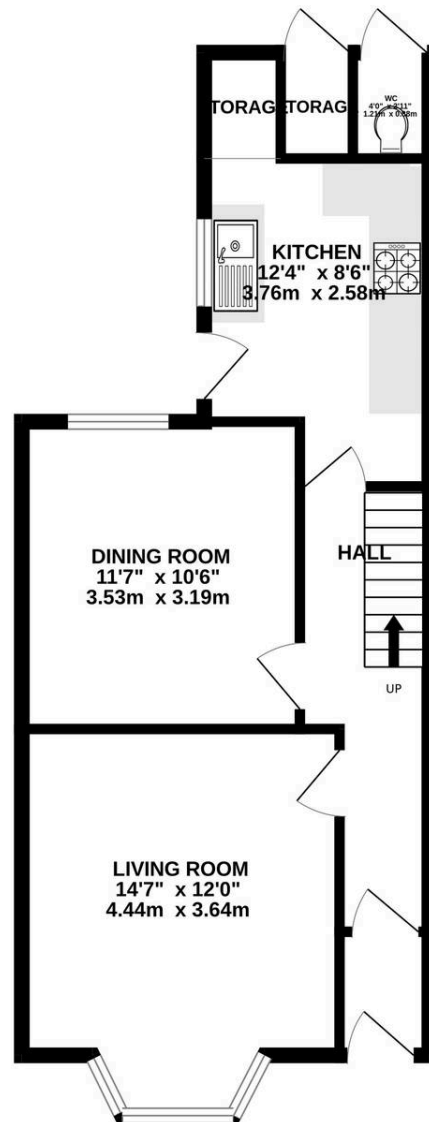
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Victorian style terraced house
- Two bedrooms
- Two reception rooms and separate kitchen
- First floor bathroom
- Popular location, close to local amenities
- Requires some cosmetic updating



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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