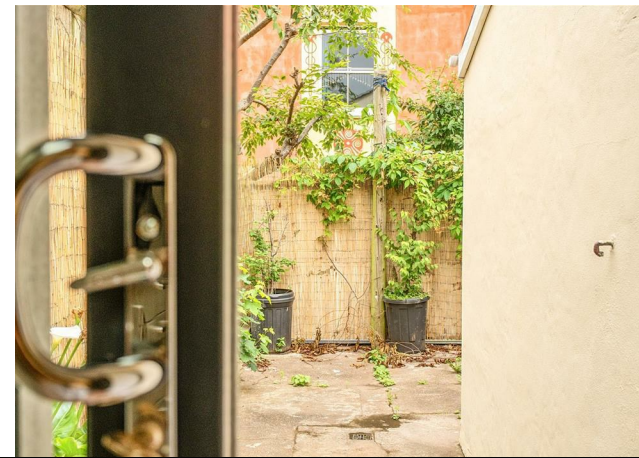




36 Hill Street, Bristol, BS3 4TW

£440,000

- A Refurbished Period Terrace Home
- Three Double Bedrooms
- Sitting Room & Separate Dining Room
- Stylish, Newly Fitted Kitchen
- Newly Fitted Bathroom / Wet Room
- Court Yard Garden
- NO ONWARD CHAIN
- Energy Rating - D

Beautifully Refurbished Period Home with Stylish Contemporary Finishes

This beautifully presented period home has undergone an extensive refurbishment programme, creating a superb blend of character features and modern living. Offering approximately 1,221 sq ft of thoughtfully designed accommodation, the property is finished to an exceptional standard throughout. The ground floor features an elegant bay-fronted sitting room, complete with a charming period fireplace and attractive stripped wooden floorboards, which continue seamlessly into the separate dining room. Also benefiting from a period fireplace, the dining room provides an ideal space for entertaining and opens via stylish bi-fold doors into the newly fitted kitchen. The kitchen boasts sleek contemporary cabinetry and a striking herringbone-style floor, creating a sophisticated and practical heart of the home. A spacious, newly installed shower room completes the ground floor accommodation. Upstairs, there are three generously proportioned bedrooms, each enjoying a bright, airy and peaceful atmosphere, providing comfortable and versatile living space for families, professionals or those working from home.

Ideally positioned, this property is just a 25-minute walk from Bristol city centre and approximately 15 minutes from Temple Meads Station, making it well suited for commuters and city living alike. The local area offers an excellent selection of independent cafés, gastro pubs, and amenities, including the popular Star & Dove, The Victoria Park, Banana Boat, and Bakehouse Bakery, all within easy reach. Wells Road provides a vibrant mix of shops, restaurants, and everyday conveniences, while well-regarded primary and secondary schools are also nearby.

For those looking to enjoy Bristol's renowned harbourside lifestyle, Wapping Wharf — home to some of the city's best bars, restaurants, and independent retailers — is around a 30-minute walk away along the historic floating harbour.

Sitting Room 13'8 into bay x 12'10 (4.17m into bay x 3.91m)

Dining Room 13'4 x 10'9 (4.06m x 3.28m)

Kitchen 16'1 x 9'5 (4.90m x 2.87m)

Bathroom 8'8 x 8'1 (2.64m x 2.46m)

Bedroom One 16'2 x 11'5 (4.93m x 3.48m)

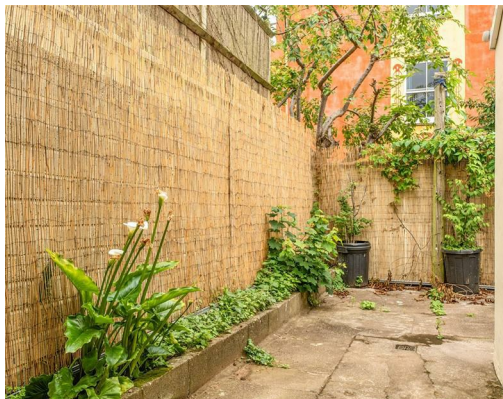
Bedroom Two 13'5 x 10'7 (4.09m x 3.23m)

Bedroom Three 12'1 x 8'8 (3.68m x 2.64m)

Tenure - Freehold

Council Tax Band - B

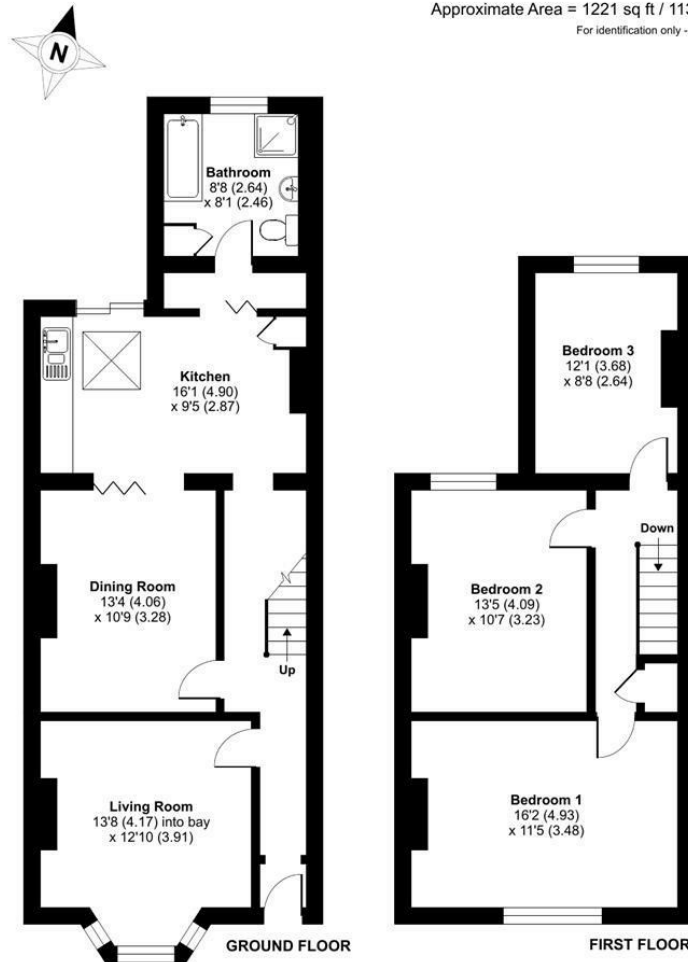




Hill Street, Totterdown, Bristol, BS3

Approximate Area = 1221 sq ft / 113.4 sq m

For identification only - Not to scale

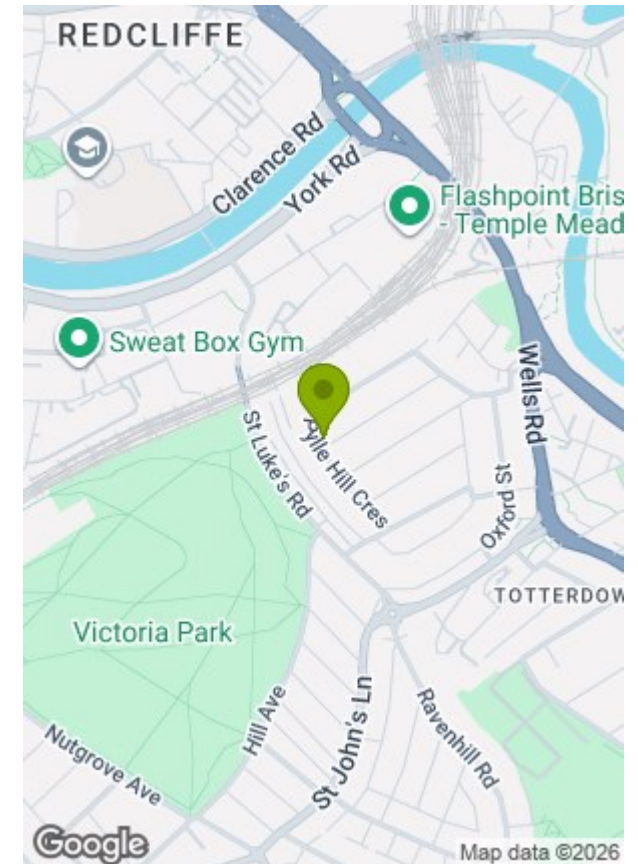


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1480558

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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	82 57		<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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