GREENWOODS
property centre

SALES
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23 Summer Hill, Bristol, BS4 3BE **£400,000**

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- NO ONWARD CHAIN
- Arranged Over Three Floors
- Two Bathrooms
- Kitchen / Dining Room
- Period Terrace Home
- Two / Three Bedrooms
- Sitting Room
- Decked Terrace and Enclosed Rear Garden

Charming Victorian Terrace in the Heart of Totterdown

Positioned perfectly between Bath and Wells Road, this delightful Victorian terrace offers a fantastic opportunity for buyers looking to create their perfect home in one of Bristol's most sought-after locations. Set in the vibrant heart of Totterdown, this property is ideal for those wanting to be within walking distance of Temple Meads station, the City Centre, and the independent shops and cafés of Wells Road. Nearby green spaces such as Arnos Vale Cemetery and the picturesque Victoria Park add to the appeal of this well-connected yet characterful neighbourhood.

The accommodation is arranged across three levels, offering excellent flexibility for modern living. On the top floor, you'll find two generous double bedrooms and a stylish & contemporary shower room. The hall floor features two further sizeable rooms, ideal for use as a sitting room and family room, or potentially a third bedroom and additional living space.

The lower ground floor hosts a spacious kitchen with room for dining and entertaining, featuring an integrated hob and French doors that open onto raised decking—perfect for alfresco dining. Beyond the deck, steps lead down to a private garden area with mature trees and shrubs, offering the chance to create a truly special outdoor space.

With open outlooks over neighbouring properties, this character-filled home is just waiting to be to be snapped up, earlier viewing is thoroughly recommended.

Sitting Room 15'1 13'6 (4.60m 4.11m)

Bedroom Three / Home Office 12'8 x 11'11 (3.86m x 3.63m)

Kitchen / Breakfast Room 15'1 max x 12'9 max (4.60m max x 3.89m max)

Bathroom 6'8 x 6'1 (2.03m x 1.85m)

Bedroom One 14'11 max x 12'8 max (4.55m max x 3.86m max)

Bedroom Two 15'1 x 10'9 (4.60m x 3.28m)

Shower Room 8'11 max x 6 (2.72m max x 1.83m)

Tenure - Freehold

Council Tax Band - B

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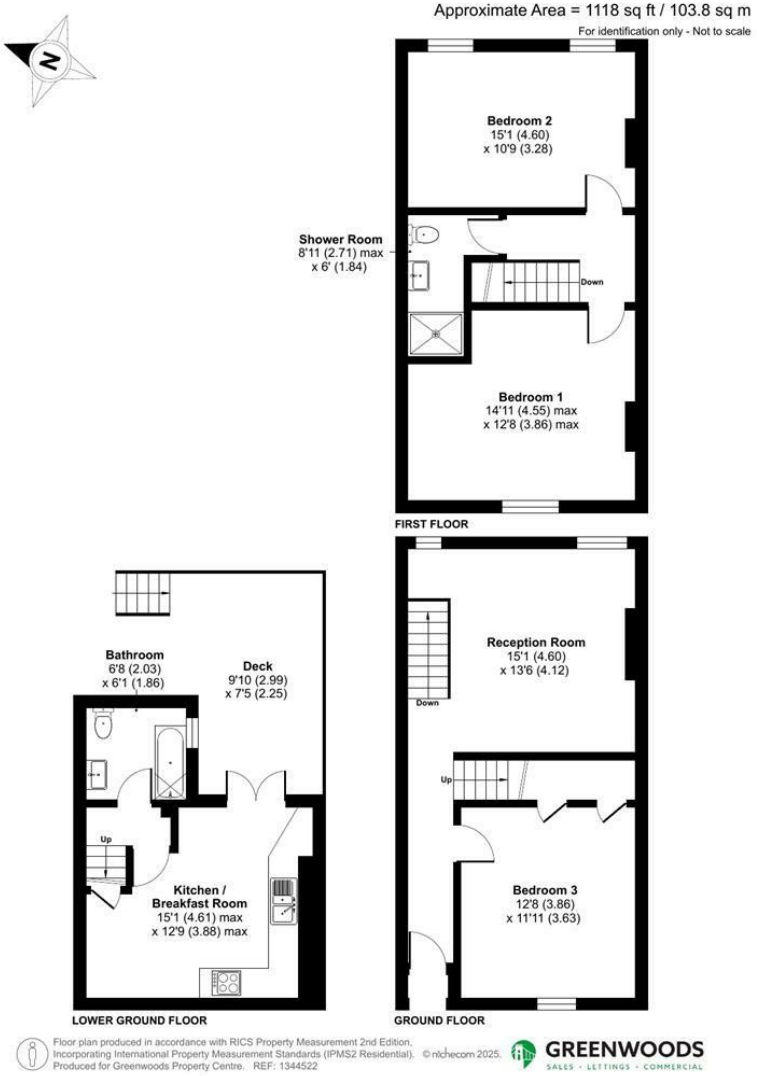
Summer Hill, Totterdown, Bristol, BS4

Approximate Area = 1118 sq ft / 103.8 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 Greenwoods Property Centre. REF: 1344522

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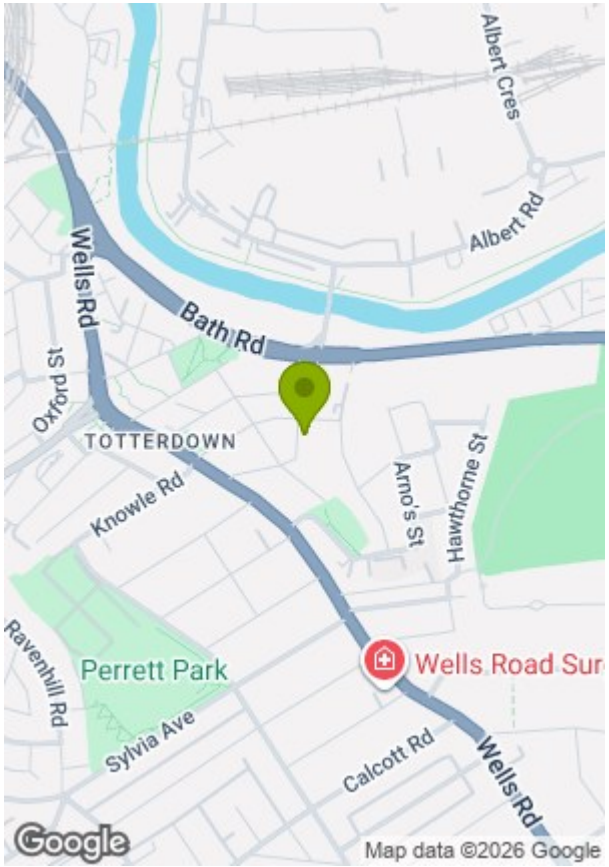

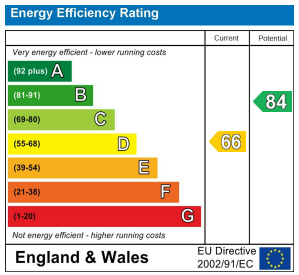

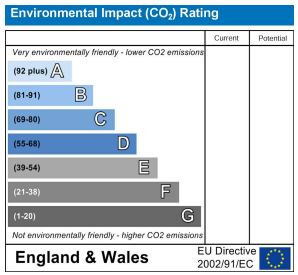

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