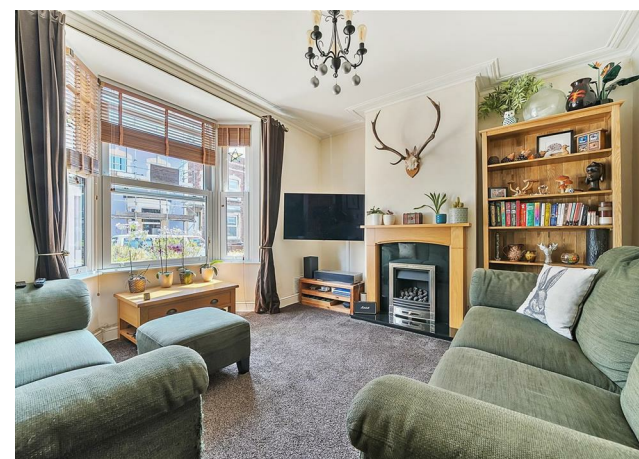




- 3D INTERACTIVE TOUR
- Two Bedrooms
- Sitting Room with Bay Window
- A Blend of Period Charm with Modern Living
- Vibrant Location
- Period Terrace Home
- Stylish Upstairs Bathroom
- Open Plan Kitchen / Dining Room
- Owned 2.64kw Photovoltaic Solar Panel array, on the Feed-In-Tariff
- Energy Rating - C

Charming Two-Bedroom Victorian Home in Vibrant Lower Totterdown

Situated in the heart of sought-after Lower Totterdown, this beautifully presented two-bedroom Victorian terraced home blends period charm with modern living. Light and welcoming throughout, the property offers well-proportioned accommodation, stylish finishes and with the added benefit of photovoltaic solar panels, helping to reduce energy bills and environmental impact.

The ground floor features an inviting entrance hall, a bright sitting room with a classic bay window, and a spacious open-plan kitchen and dining area creates the perfect setting for entertaining guests or enjoying relaxed family meals. Thoughtfully designed for both style and functionality, the ground floor also features bespoke, hand-built sliding storage units under the stairs, offering elegant and practical storage solutions. Upstairs, you'll find two generous bedrooms, including a full-width master with a walk-in dressing area. The contemporary bathroom boasts a roll-top bath, separate walk-in shower, and elegant fixtures throughout. Outside, the landscaped rear garden provides a peaceful retreat which is paved and offers the ideal space for al fresco dining or relaxing in the sun.

The property is a 5 minute walk from the beautiful 50 acre Victoria Park. This quiet street offers the best of both worlds, being close to a fantastic array of cafes, restaurants and independent shops on Wells Road such as Fox & West, an independent café and greengrocers, Southside Bar, Bruhaha and award winning Farrow's Fish & Chips. There are some fantastic local pubs nearby including the Star and Dove, Shakespeare and the Oxford as well as the highly regarded The Victoria Park Pub, the perfect spot to grab a Sunday Lunch. For commuters, Temple Meads station is an 15 minute walk and the city centre is a 25 minute walk.

Sitting Room 12'10" into bay x 12'10" (3.91m into bay x 3.91m)

Kitchen 16'3" x 13'1" (4.95m x 3.99m)

Dining Room 16'3" x 8'1" (4.95m x 2.46m)

Bedroom One 16'4" x 11'1" (4.98m x 3.38m)

Bedroom Two 10'6" x 9'11" (3.20m x 3.02m)

Bathroom 13'4" x 6 (4.06m x 1.83m)

Tenure - Freehold

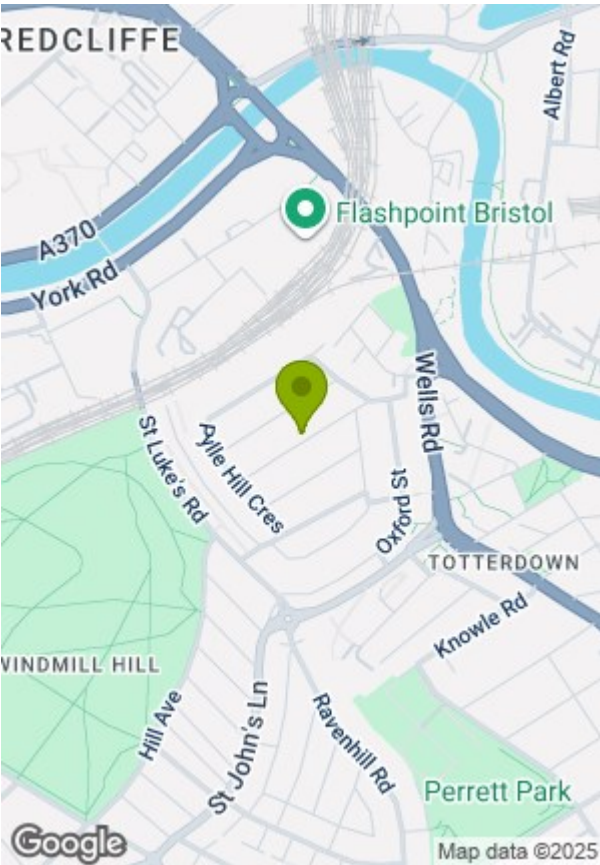
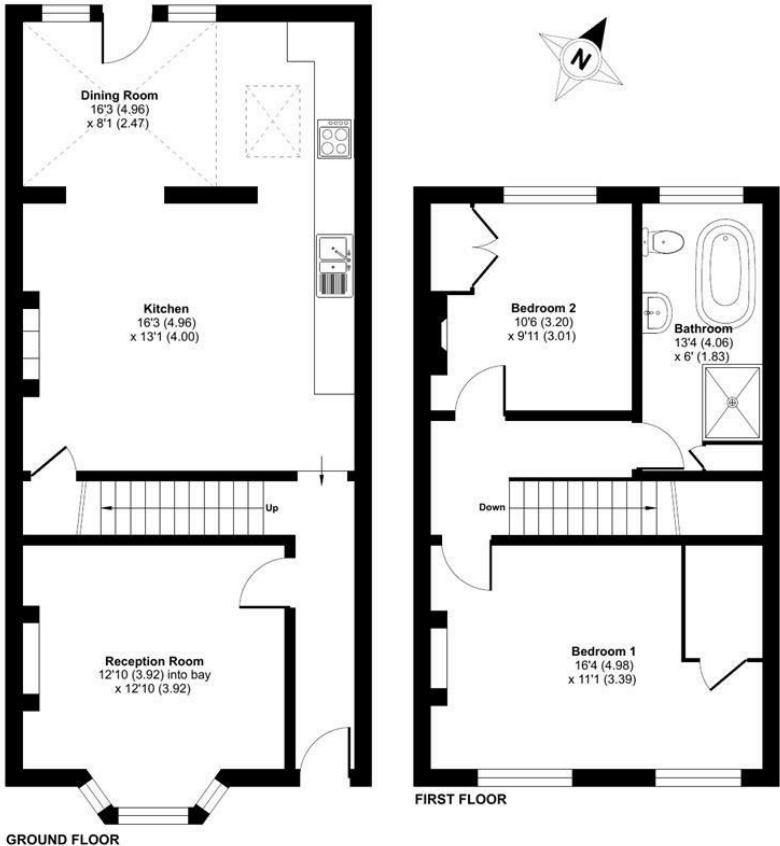
Council Tax Band - B





William Street, Totterdown, Bristol, BS3

Approximate Area = 1059 sq ft / 98.3 sq m
For identification only - Not to scale



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			(92 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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