



4 Bathwell Road, Bristol , BS4 3AN

£325,000

- Popular Totterdown Location
- Two Double Bedrooms
- Dining Room with Views towards Bristol City Centre
- Stylish Bathroom including Separate Shower
- Ideal First Time Purchase
- Maisonette Measuring 1009 Sq.Ft
- Bay Fronted Sitting Room
- Modern Kitchen
- 20 Minute Walk to Temple Meads Station
- Energy Rating - C

Stunning Two Double Bedroom Victorian Maisonette in the Heart of Totterdown

Forming part of an attractive converted Victorian terraced home, this fabulous two double bedroom maisonette has been thoughtfully and extensively renovated by the current owners. The result is a beautiful blend of retained period charm and stylish contemporary living. Accessed via its own private entrance, the property opens into a welcoming hallway featuring engineered wood flooring. To the left, a light and airy sitting room enjoys a charming bay window, while a separate dining room offers delightful rooftop views towards Bristol city centre — a perfect setting for entertaining. The upgraded kitchen has been tastefully modernised and also benefits from elevated views towards the city. Upstairs, the first floor hosts two generous double bedrooms along with a stylishly re-fitted bathroom, complete with a separate shower enclosure and contemporary finishes.

Ideally positioned in the heart of Totterdown and on the doorstep of Arnos Vale, the property is surrounded by beautiful period homes and an abundance of green space. Nearby parks and open spaces include Arnos Vale Cemetery & Arnos Court Park, both providing peaceful retreats from city life. For food and socialising, residents are spoilt for choice. The popular Miro Lounge at The Paintworks is known for its relaxed atmosphere and excellent brunches, tapas and cocktails. Wells Road also offers a fantastic selection of independent favourites including Fox & West Deli, Bank Restaurant, A Cappella Café & Pizzeria, Southside Bar and Bruhaha Bar. Commuters will appreciate being just a 20-minute walk from Bristol Temple Meads, while the vibrant harbourside development of Wapping Wharf — home to some of the city's best bars, restaurants and lifestyle shops — is approximately 35 minutes on foot. A superb home, perfectly suited to professionals, couples or those seeking character, community and convenience in equal measure.

Sitting Room 13'3 into bay x 11'3 max (4.04m into bay x 3.43m max)

Dining Room 11'9 x 11'2 (3.58m x 3.40m)

Kitchen 11'2 x 7'5 (3.40m x 2.26m)

Bedroom One 14'6 x 14'1 (4.42m x 4.29m)

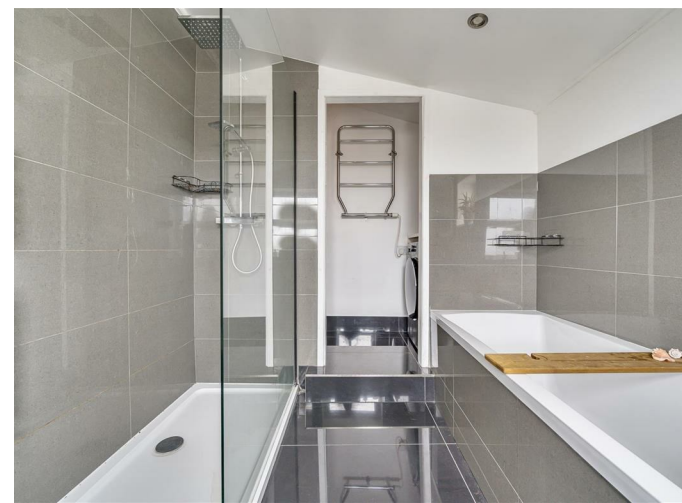
Bedroom Two 11'8 x 11'2 (3.56m x 3.40m)

Bathroom 8'2 x 7'5 (2.49m x 2.26m)

Tenure - Share of Freehold
Lease Term - 999 years
Lease Start Date - 01/10/1992
Years Remaining - 965 years
Ground Rent - £0

Council Tax Band - B



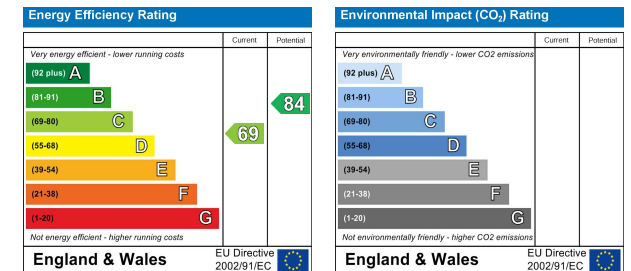
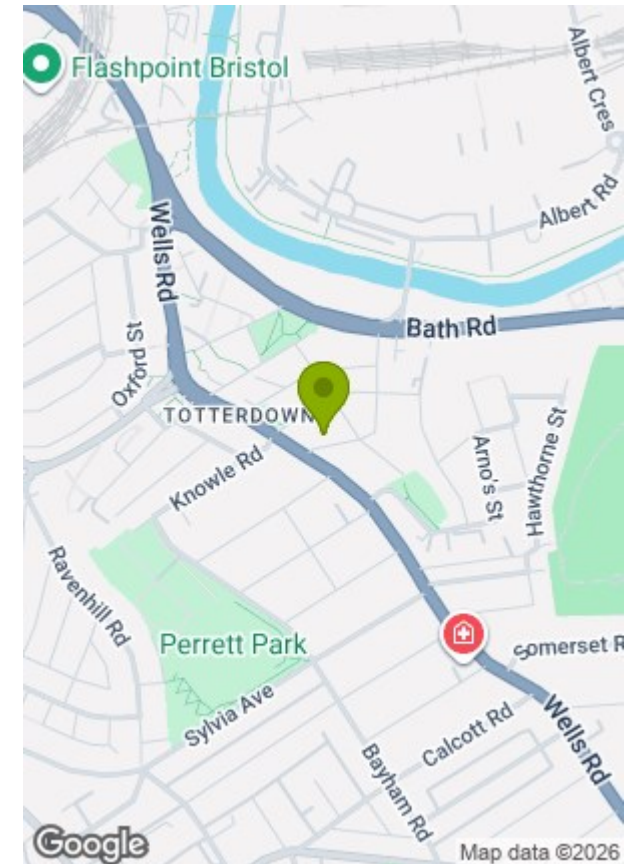


Bathwell Road, Totterdown, Bristol, BS4

Approximate Area = 1009 sq ft / 93.7 sq m
For identification only - Not to scale



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