GREENWOODS
property centre

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30 Summer Hill, Bristol , BS4 3BE **£390,000**

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- **End Terrace Home**
- **Roof Top City Views**
- **Separate Dining Room**
- **Modern Upstairs Bathroom**
- **NO ONWARD CHAIN**
- **Two Double Bedrooms**
- **Bay Fronted Sitting Room**
- **Stylish Kitchen**
- **Enclosed Rear Garden**
- **Energy Rating - C**

NO ONWARD CHAIN!! An IMPRESSIVE end of terrace Victorian home which would make the ideal first time purchase.

Situated in ever popular Totterdown, conveniently positioned between Wells Road and Bath Road, the City Centre, Temple Meads Station and The Paint Works are all within a short bus journey, cycle or walk away. The beautiful Arnos Vale Cemetery is within walking distance, a beautiful Victorian garden cemetery with a café at its heart. Other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Smokebox and Bruhaha Bar are again also within a short walk. Other green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are again all within easy reach and offer a great escape from the hustle & bustle of the city.

The well-proportioned accommodation comprises an entrance hall with a useful under stairs storage space, a sitting room with bay window & a period fireplace, a separate dining room which has a dual aspect to both the rear and side and a stylish fitted kitchen. On the first floor there are two DOUBLE bedrooms and a modern white bathroom suite leading off of the landing which has a picture window offering some lovely roof top CITY VIEWS. Outside there is a raised frontage and at the rear there is a low maintenance garden with raised flower beds and has gated pedestrian access. An early appointment to view is thoroughly recommended!

Sitting Room 12'4 into bay x 12'2 max (3.76m into bay x 3.71m max)

Dining Room 12'3 x 10'11 (3.73m x 3.33m)

Kitchen 9'5 x 5'10 (2.87m x 1.78m)

Bedroom One 12'9 x 10'2 (3.89m x 3.10m)

Bedroom Two 10'11 x 9'7 (3.33m x 2.92m)

Bathroom 9'3 x 5'10 (2.82m x 1.78m)

Tenure - Freehold

Council Tax Band - B

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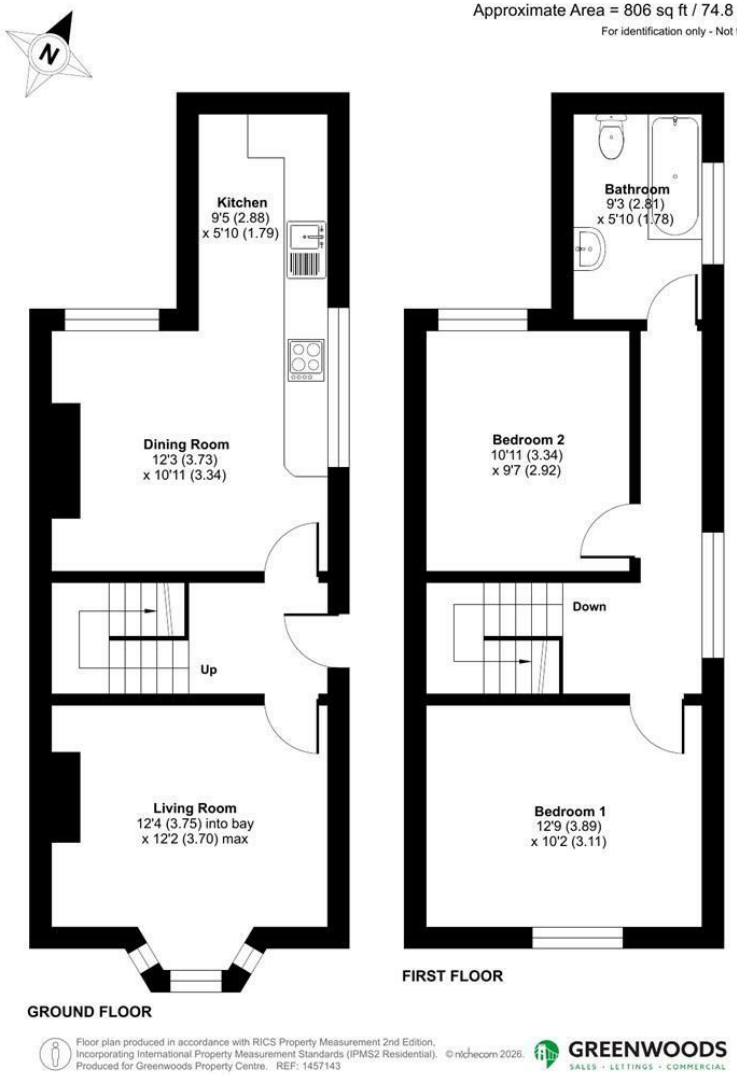
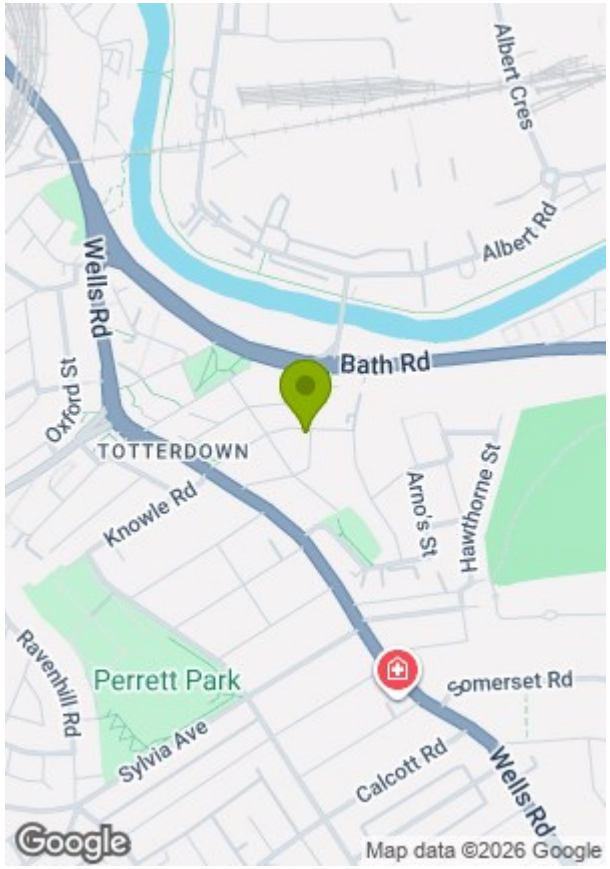
Summer Hill, Totterdown, Bristol, BS4

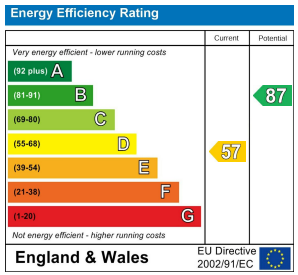
Approximate Area = 806 sq ft / 74.8 sq m

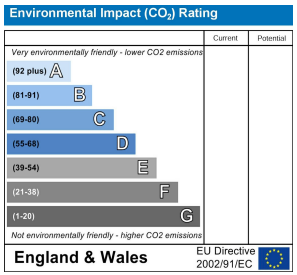
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1457143 ©nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL







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