



- 3D INTERACTIVE TOUR!
- Terraced Home
- Sitting / Dining Room
- Upstairs Shower Room
- Allocated Parking Space
- Three Lamps Development
- Two Double Bedrooms
- Kitchen
- Front & Rear Gardens
- Energy Rating - TBC

A well presented mid terraced home located on the popular Three Lamps development in Lower Totterdown and conveniently located close to local amenities including Fox and West Deli, Acapella, Southside Bar, The Bank and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station just a 10 minute walk or 4 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

An ideal first time purchase - The accommodation comprises a welcoming entrance hall, a kitchen, a sitting/dining room with access onto the rear garden. Upstairs there are two double bedrooms, one with built in storage, and a shower room with a large walk in shower. Outside, there is an allocated parking space, a front garden and a good size rear garden with a paved patio and a sunny westerly aspect, a great space for entertaining friends & family. In addition, the property is gas central heated and double glazed. The property would make the ideal First Time Purchase and an early appointment to view is thoroughly recommended.

Living Room 14'4" max x 12'0" max (4.37 max x 3.67 max)

Kitchen 10'2" x 6'2" (3.10 x 1.90)

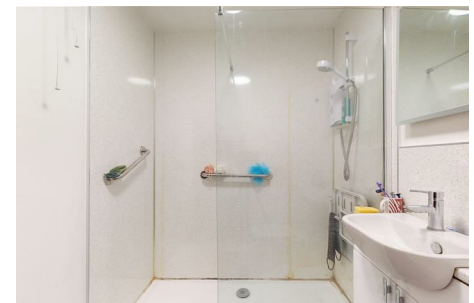
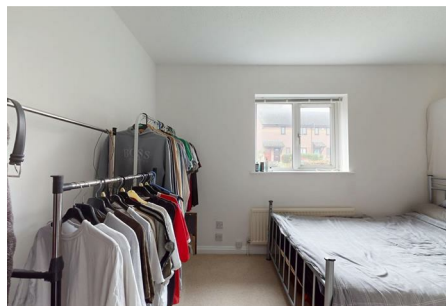
Bedroom One 12'2" x 8'11" (3.71 x 2.74)

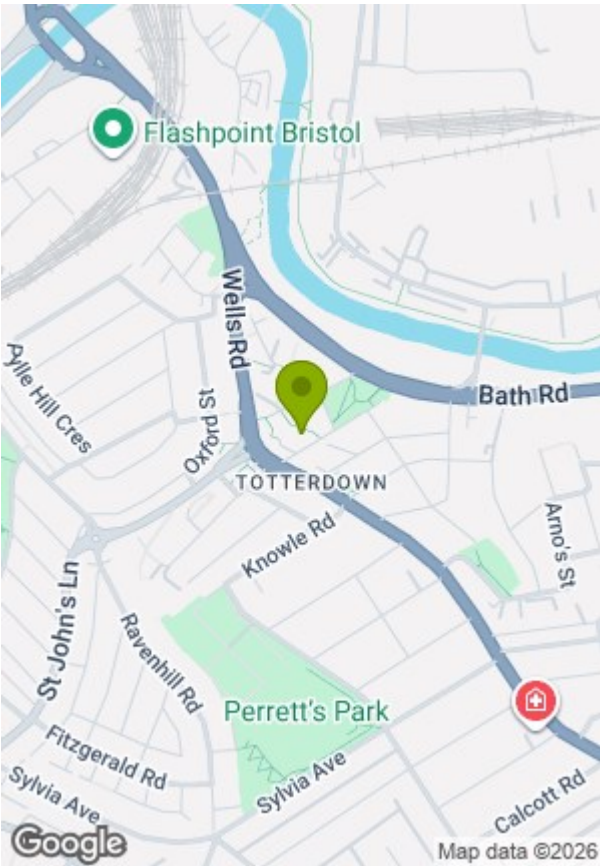
Bedroom Two 10'1" max x 8'2" max (3.09 max x 2.50 max)

Bathroom 6'9" x 5'6" (2.06 x 1.70)

Tenure - Freehold

Council Tax Band - B





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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(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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