



- **Character and convenience in one of Bristol's most Desirable Neighbourhoods**
- **Three Storey Period Home**
- **Kitchen / Dining / Living Area**
- **Modern Bathroom**
- **NO ONWARD CHAIN**
- **Panoramic City Views!**
- **Two / Three Bedrooms**
- **Decked Sun Terrace**
- **Secluded Rear Garden**
- **Energy Rating - D**

Stunning Victorian Terrace with Panoramic Views Over Bristol - Set in the sought-after Upper Totterdown area, this beautifully maintained Victorian terrace combines period charm with stylish modern touches. Just a short stroll from the historic Arnos Vale Cemetery and nestled on a popular residential street, the home enjoys an elevated position offering sweeping views across South Bristol towards Clifton and Ashton Court. Spanning three well-designed floors, the property offers flexible accommodation to suit a range of lifestyles. The ground floor features a welcoming entrance hall, a bright bay-fronted reception room (or third bedroom), a contemporary bathroom, and a separate W.C. Downstairs, the lower ground level opens into a spacious and characterful open-plan kitchen/living/dining area. Here, a classic Shaker-style kitchen with a Belfast sink and engineered wood flooring creates a warm, inviting space. Clever under-stair storage and French doors leading to a sun-soaked decked patio make this the heart of the home, perfect for entertaining or relaxing with family and friends. The secluded rear garden, laid with slate chippings, offers a low-maintenance and tranquil outdoor retreat. Upstairs, two generous double bedrooms provide comfortable living, with the rear room boasting far-reaching views over the city skyline, a rare and beautiful sight to wake up to.

Conveniently located close to local amenities including Fox and West Deli, Acapella, Southside Bar 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, 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 within a 20 minute walk or 8 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

Sitting Room / Bedroom 11'10 x 10'11 (3.61m x 3.33m)

Bathroom 6'7 x 6'3 (2.01m x 1.91m)

Kitchen Area 11'5 x 10'6 (3.48m x 3.20m)

Dining Room 14'8 x 10'6 (4.47m x 3.20m)

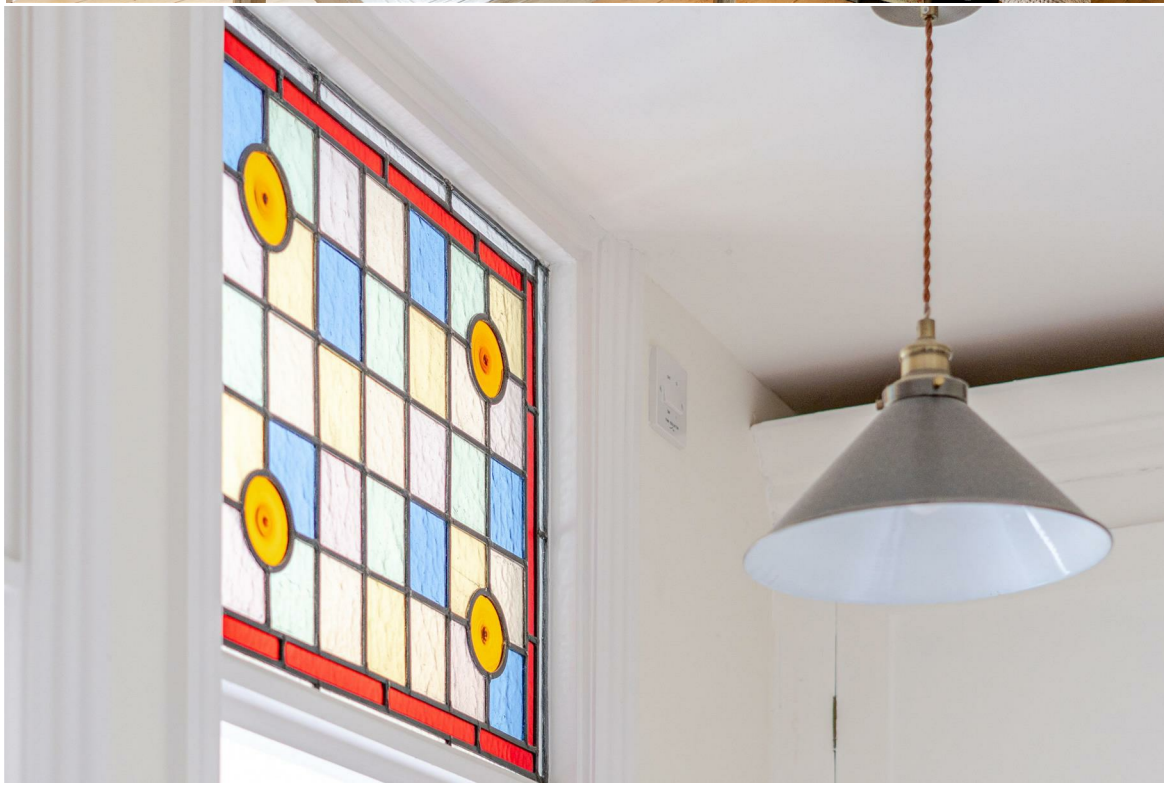
Bedroom One 15'4 x 11' (4.67m x 3.35m)

Bedroom Two 11' x 9'7 (3.35m x 2.92m)

Tenure - Freehold

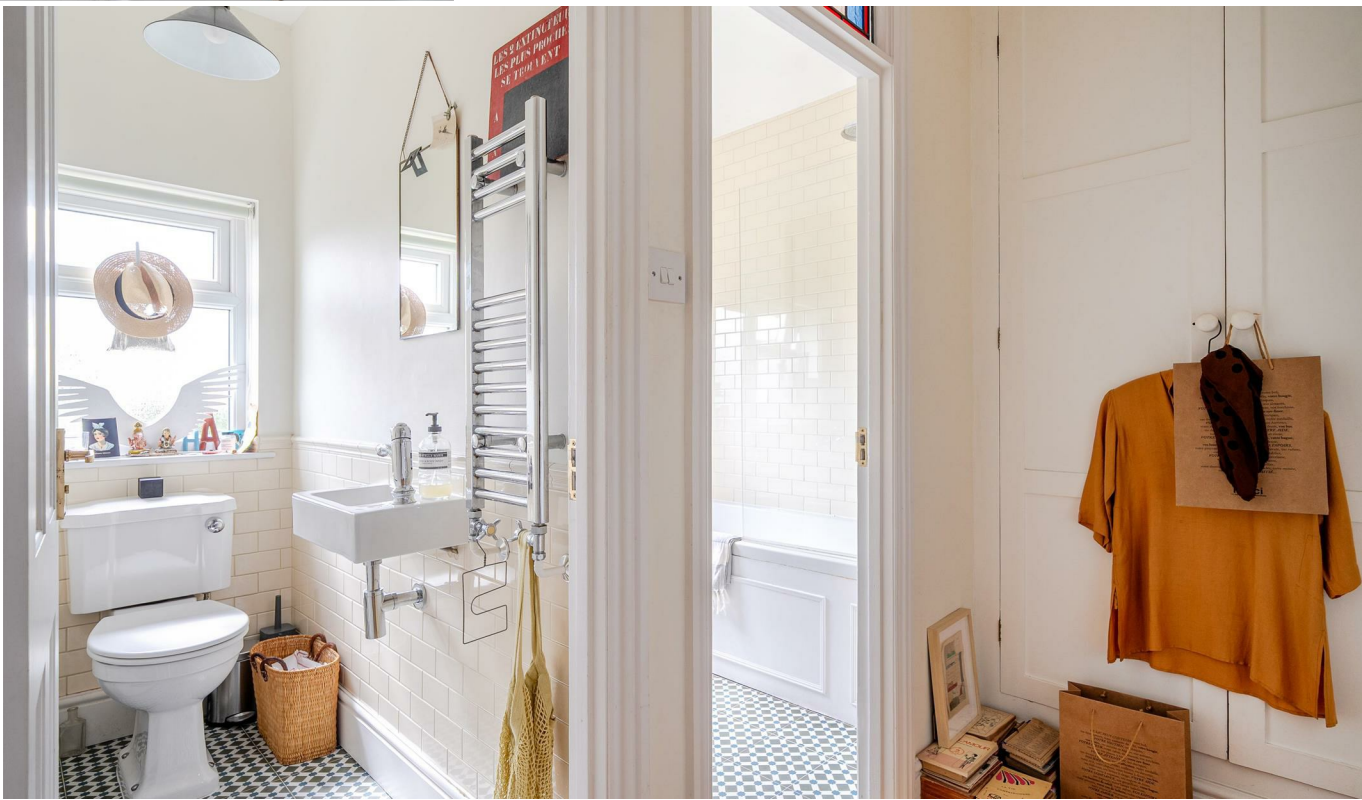
Council Tax Band - B









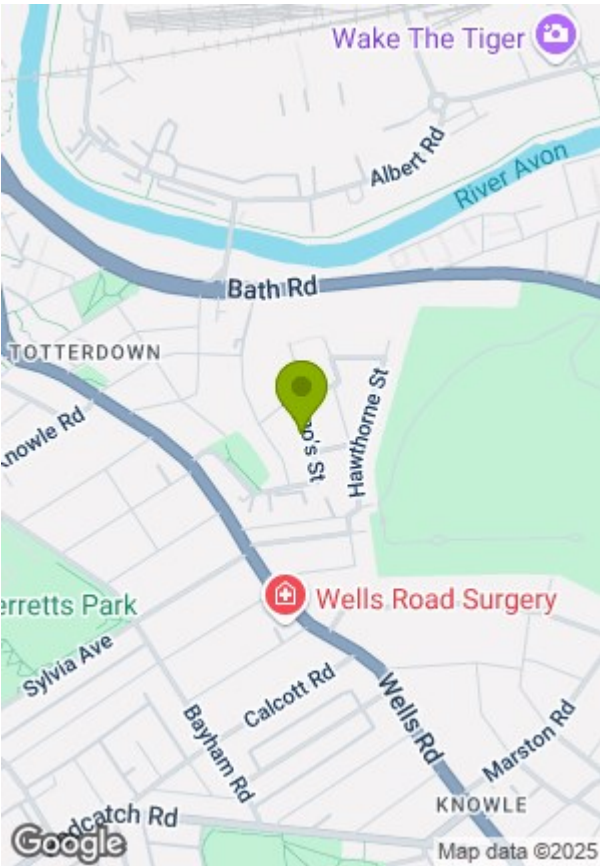
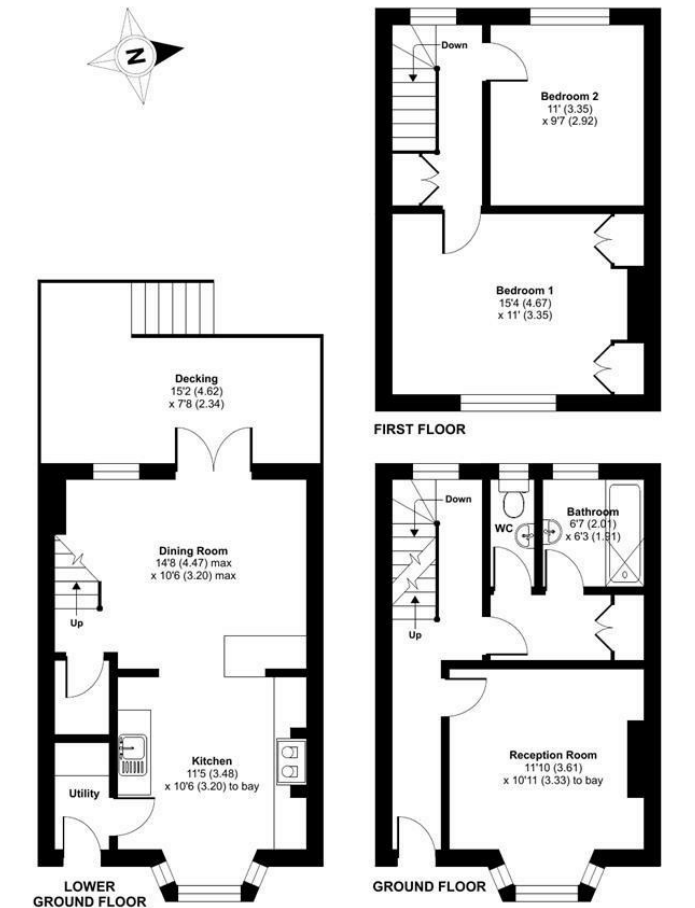






Arnos Street, Bristol, BS4

Approximate Area = 1057 sq ft / 98.2 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					
(92 plus) A		88	Very environmentally friendly - lower CO ₂ emissions		
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.