



27 Fitzroy Street, Bristol , BS4 3BY

£300,000

- Victorian Terrace Maisonette
- Bay Fronted Sitting Room
- 20 Minute Walk from Temple Meads Station
- NO ONWARD CHAIN
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- A Short Walk from Arnos Vale Cemetery
- Energy Rating - D

Offered with NO ONWARD CHAIN – This attractive Victorian terrace maisonette is situated on a sought-after street in the highly desirable Upper Totterdown area, just a short walk from the beautiful Arnos Vale Cemetery.

Beautifully maintained by the current owners, the property offers light and airy accommodation extending to approximately 760 sq.ft. The ground floor comprises a welcoming entrance hallway, a charming bay-fronted sitting room, a modern fitted kitchen enjoying an open outlook to the rear, and a modern shower room.

To the first floor are two well-proportioned double bedrooms, the main bedroom being the complete width of the property and the second bedroom benefits from a pleasant open rear aspect.

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

This delightful home combines character features with modern living, making it an ideal first-time purchase.

Sitting Room 14'2 into bay x 11'11 max (4.32m into bay x 3.63m max)

Kitchen 9'9 x 7'3 (2.97m x 2.21m )

Shower Room 8'10 x 6'4 (2.69m x 1.93m)

Bedroom One 15'5 x 12'3 (4.70m x 3.73m )

Bedroom Two 12'5 x 10' (3.78m x 3.05m )

Tenure - Leasehold  
Lease Term - 999 years  
Years Remaining - 961 years

Council Tax Band - B





Virtually Staged



Actually Staged



Actually Staged



Actually Staged

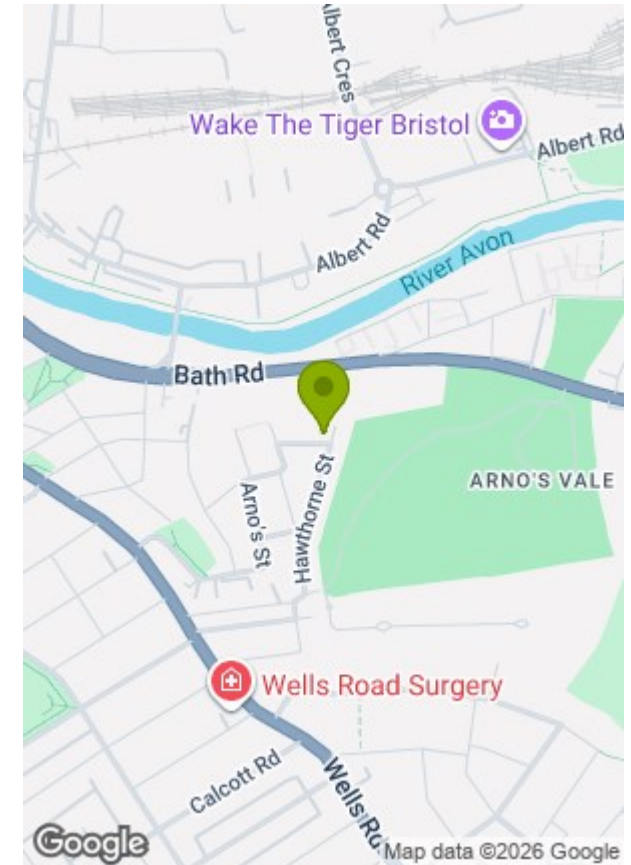
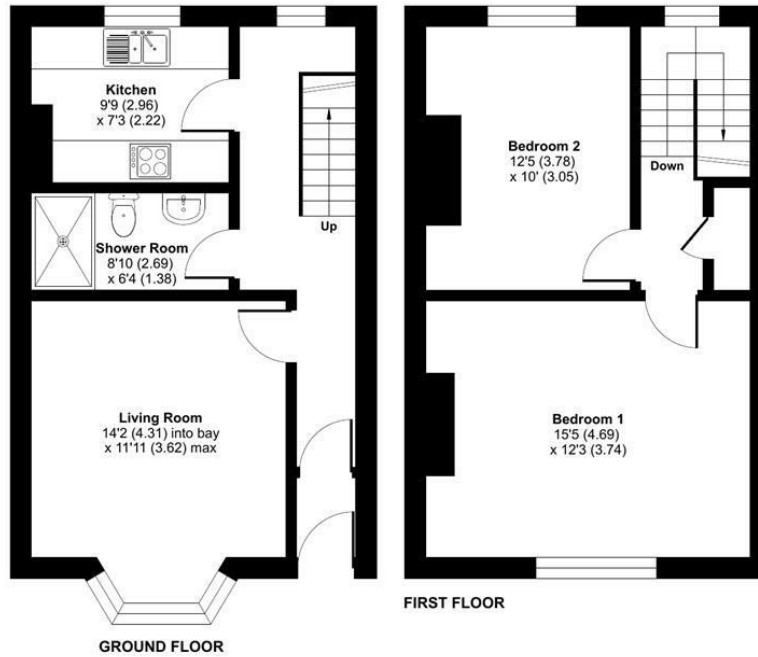


Virtually Staged



## Fitzroy Street, Totterdown, Bristol, BS4

Approximate Area = 760 sq ft / 70.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	68	79			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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