



8 Richmond Street, Bristol , BS3 4TQ

Price Guide £450,000



An IMPRESSIVE three story Victorian home located on arguably the most desirable street in Lower Totterdown with STUNNING ROOF TOP CITY VIEWS. This home is only a short walk to Bristol City Centre, Temple Meads Train Station, the picturesque Victoria Park and a host of local independent amenities, not forgetting The Bake House, Bristol's newest neighbourhood café Sundial Kitchen, the iconic Banana Boat & The Oxford pub for great live music.

The accommodation comprises entrance vestibule, a welcoming hallway, a sitting room with a period fireplace, a doorway leads onto the decked balcony which offers superb views across the city and towards Ashton Court and double doors open into a further reception / Bedroom 3. On the first floor there are two double bedrooms and a modern bathroom complete with his & hers wash basins. On the lower ground floor there is a hand built kitchen which opens into a light & airy dining room with log burner and a shower room & w.c. Outside, there is a pretty rear garden with well stocked shrub beds.

This property is currently tenanted, so there is no onward chain. Demand for a property on this street is always extremely high, therefore an early appointment to view is thoroughly recommended.

SITTING ROOM/BEDROOM 14'3" x 10'6" max (4.36 x 3.22 max)

DINING AREA 13'10" x 10'6" max (4.22m x 3.20m max)

KITCHEN 8'11" x 11'9" max (2.72 x 3.60 max)

BREAKFAST ROOM 14'1" x 10'5" max (4.30 x 3.20 max)

SHOWER ROOM 7'7" x 3'11" (2.33 x .97)

BEDROOM ONE 14'2" x 11'4" (4.32 x 3.47)

BEDROOM TWO 4.32 x 3.32 max (1.22m.9.75m x 0.91m.9.75m max)

BATHROOM 3.49 max x 2.20 max (0.91m.14.94m max x 0.61m.6.10m max)





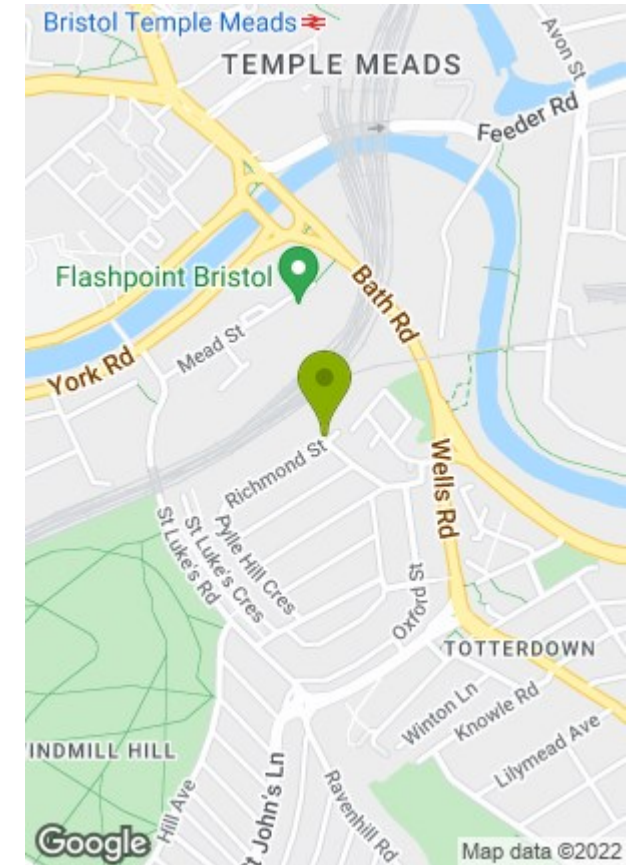




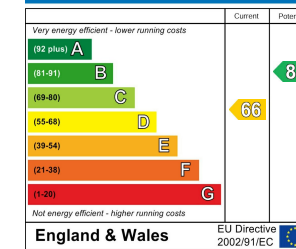
Approx Gross Internal Floor Area: Total 127.9m sq / 1376.7 sq ft



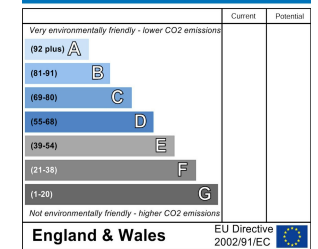
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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