



17 Fitzroy Street, Bristol , BS4 3BY

£220,000

- Converted Hall Floor Apartment
- Open Sitting/Dining/Kitchen
- Modern Shower Room
- NO ONWARD CHAIN
- Double Bedroom
- Large Sun Deck with Views Towards the Suspension Bridge
- Upper Totterdown Location
- Energy Rating - D

Located on the desirable Fitzroy Street in UPPER TOTTERDOWN, a stone's throw away from the picturesque Arnos Vale Cemetery. There is easy access onto Wells Road on foot with a fantastic array of cafes, restaurants and independent shops, as well as the open green spaces of Arnos Vale, an idyllic 45 green acres of Victorian Garden Cemetery with a café & gift shop run by the trust, not to mention the fascinating leafy trails full of wildlife and nature. Both Perretts Park & Victoria Park are within walking distance, all offering a great escape from the hustle & bustle of the city. Temple Meads Train Station is within a 20 minute walk whilst the city center is well within a 30 minute walk.

Offered to the market with no onward chain, this attractive property has been recently renovated throughout, creating a bright and airy living environment. The accommodation includes a comfortable sitting room with wood flooring and with access to a large sun deck with views towards the iconic suspension bridge and providing an ideal outdoor space for relaxing or entertaining. The kitchenette is fitted with a built-in oven and hob, offering practical and convenient cooking facilities.

The property also benefits from a double bedroom with an attractive bay window, allowing plenty of natural light, along with a modern, stylish shower room finished to a high standard. With a modern, efficient electric combination boiler serving the central heating and hot water.

This well-presented home would make an ideal first-time purchase.

**Living / Dining / Kitchen 19 max x 15'6 max (5.79m max x 4.72m max)**

**Sun Terrace 15'3 x 8'10 (4.65m x 2.69m )**

**Bedroom 11'9 x 9 into bay (3.58m x 2.74m into bay)**

**Shower Room 7'4 x 3'8 (2.24m x 1.12m)**

**Council Tax Band - A**

**Tenure - Share of Freehold**

**Lease Term - 999 Years**

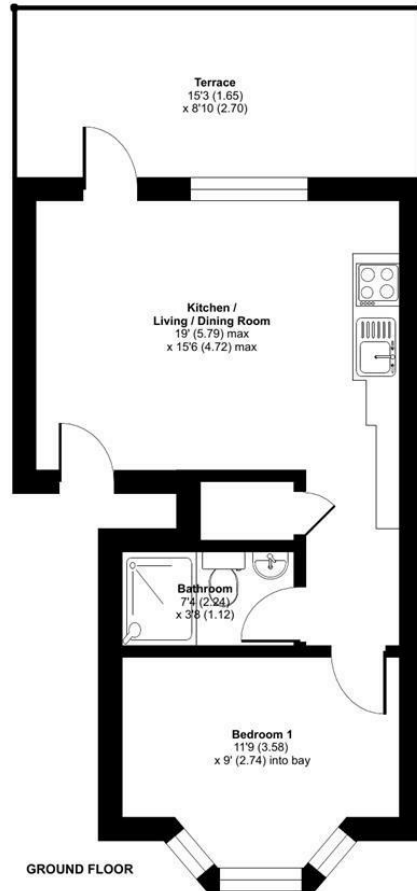
**Years Remaining - 989 Years**



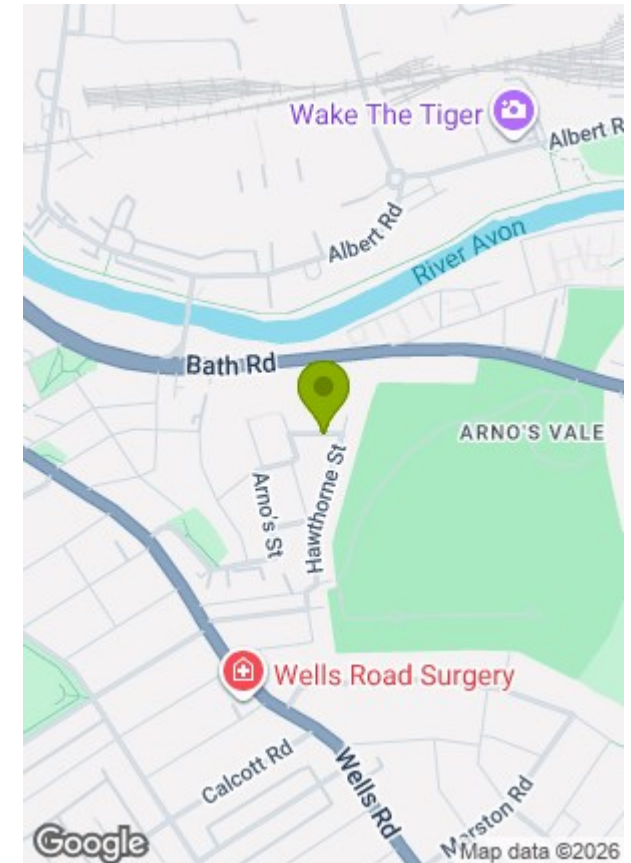


## Fitzroy Street, Totterdown, Bristol, BS4

Approximate Area = 354 sq ft / 32.8 sq m  
Terrace = 121 sq ft / 11.2 sq m  
Total = 475 sq ft / 44.1 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). © nichecom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL Produced for Greenwood's Property Centre. REF: 1423547



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(21-39) D			
(12-20) E			
(1-11) F			
(0) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.