



Balmain Street, Totterdown

£450,000

- **An Elegant Period Terrace Home**
- **Sitting Room & Separate Dining Room**
- **Downstairs W.C & Utility Room**
- **Pretty Rear Garden**
- **The Perfect First Time Purchase**

- **Three Bedrooms**
- **Stylish & Extended Kitchen**
- **Period Features Complemented by a Stylish Modern Kitchen & Bathroom**
- **Desirable Upper Totterdown Location**
- **Energy Rating - TBC**

This charming home has been thoughtfully and extensively refurbished by the current owner, now offering bright, contemporary living while beautifully retaining a wealth of original character features. Classic proportions blend seamlessly with a refined, high-specification finish throughout, creating a stylish yet welcoming environment.

The reception rooms are light-filled and well-balanced, providing versatile spaces for both relaxation and entertaining. The kitchen serves as a true focal point of the home, designed to combine practicality with modern elegance. A ground floor W.C. and a useful utility room add further convenience.

Upstairs, there are three well-proportioned bedrooms, with the third bedroom offering an ideal space for a home office, nursery, or dressing room.

Externally, the property benefits from an enclosed rear garden enjoying a desirable westerly aspect. A decked seating area with pergola creates the perfect setting for outdoor dining or unwinding with a well-earned drink at the end of the day taking in excellent views across Bristol.

Located on the desirable Balmain Street in UPPER TOTTERDOWN, a stone's throw away from Hillcrest Primary School and 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..

Simply a must-view property and a perfect first-time buy — thoughtfully updated, impeccably presented and ready to move straight into.

Living Room 13'5 into bay x 11'9 max (4.09m into bay x 3.58m max)

Dining Room 12'9 x 9'9 (3.89m x 2.97m)

Kitchen 15 max x 13'1 max (4.57m max x 3.99m max)

Utility Room 8 x 7'1 (2.44m x 2.16m)

Bedroom One 15'4 x 11'5 (4.67m x 3.48m)

Bedroom Two 9'11 x 7'6 (3.02m x 2.29m )

Bedroom Three 9'11 max x 7'5 max (3.02m max x 2.26m max)

Bathroom 10 x 4'9 (3.05m x 1.45m)

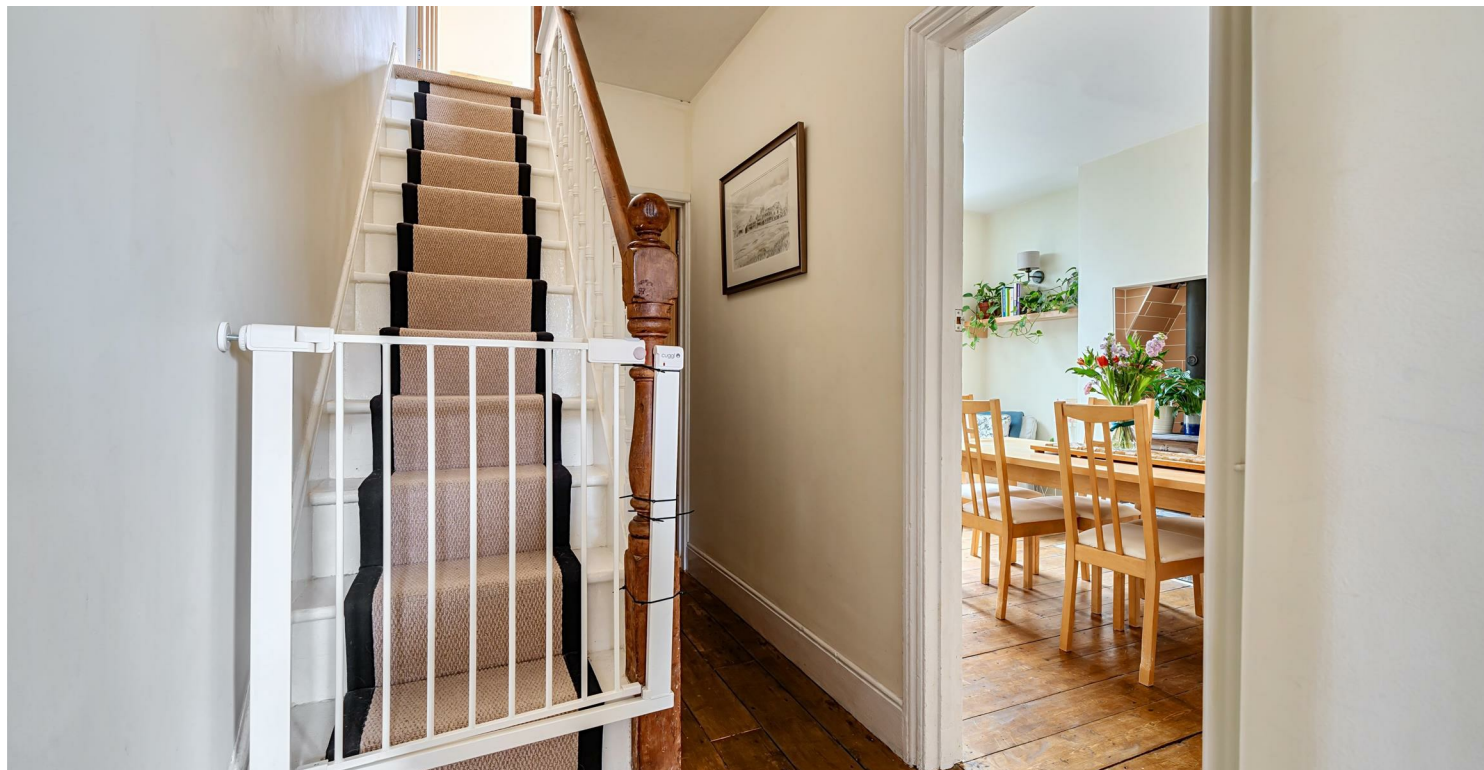
Tenure - Freehold

Council Tax Band - B







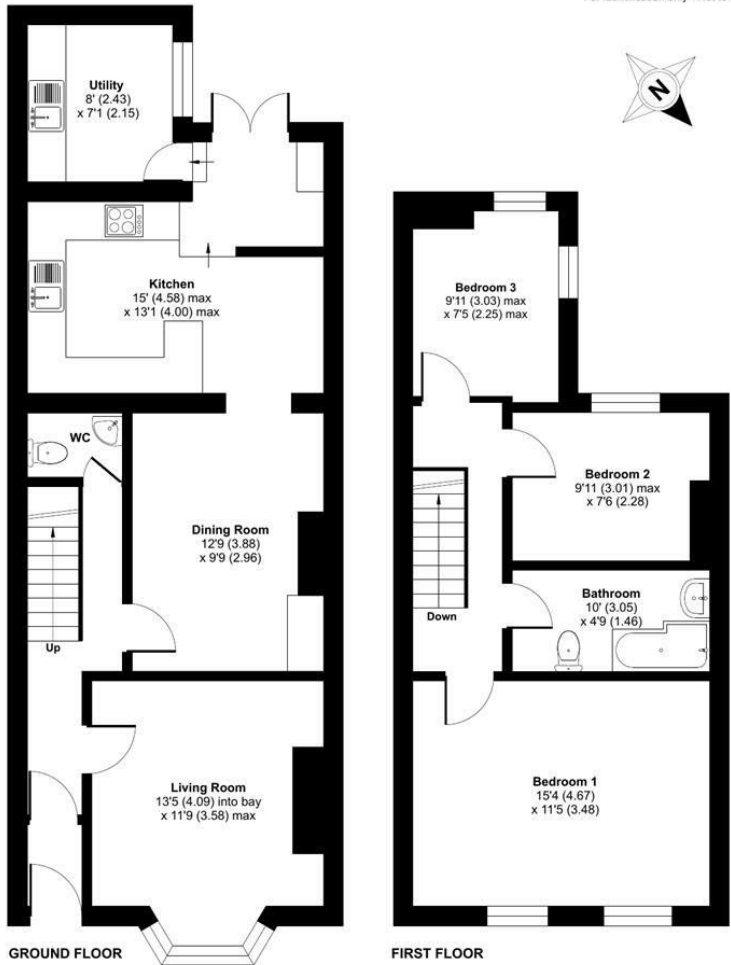




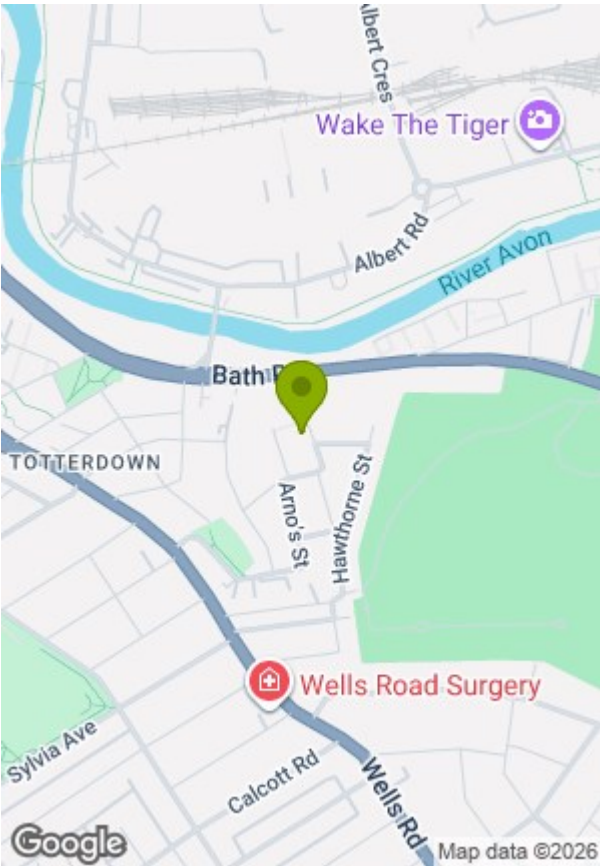


Balmain Street, Bristol, BS4

Approximate Area = 1087 sq ft / 100.9 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). Produced for Greenwood's Property Centre. REF: 1418803. © nrichcom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



| 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) A                                 |                         |           | (82 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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