



2 Highgrove Street, Bristol , BS4 3AJ

£350,000

- 3D INTERACTIVE TOUR
- Three Bedrooms
- Kitchen / Dining Room
- Private Rear Garden
- Vibrant Location
- End Terrace Home
- Sitting Room
- Family Bathroom
- Allocated Parking
- Energy Rating - C

An End Terrace Townhouse situated on the popular Highgrove Street in Totterdown. The property is arranged over five levels with accommodation, starting from the top and working down, comprising a master bedroom with VIEWS OVER THE CITY on the top floor, a bedroom and the modern & stylish family bathroom on the third floor, a bedroom and a W/C on the second floor, a modern, light & warm kitchen/diner which has access to the rear garden via a sliding door on the first floor and the welcoming entrance hall, sitting room and a handy storage cupboard on the ground floor. Outside, there is private, south facing rear garden which is terraced and the perfect 'sunny' space for entertaining friends & family. There is gated access to the carpark with ample parking for a second car and visitors. The property is also double glazed throughout, has an upgraded gas central heating system with smart controls and an allocated parking space adjacent to the house.

Centrally located with the beautiful Arnos Vale Cemetery, being a half mile walk away, a beautiful Victorian garden cemetery with a café at its heart, a short walk from Wells Road, this house is also close to other local amenities including Fox and West Deli, Bank Restaurant, A capella Café & Pizzeria, Southside Bar and the recently opened Bruhaha Bar. Hillcrest Primary School is around the corner whilst open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city. Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city is roughly a 30 minute walk. The property would make both an ideal first time purchase or home for the growing family. An early appointment to view is thoroughly recommended.

Sitting Room 10'00 x 8'04 (3.05m x 2.54m)

Kitchen / Dining Room 14'09 x 8'05 (4.50m x 2.57m)

Bedroom One 14'09 max x 10'07 max (4.50m max x 3.23m max)

Bedroom Two 10'07 x 8'03 (3.23m x 2.51m)

Bedroom Three 8'07 x 7'03 (2.62m x 2.21m)

Bathroom 6'04 x 5'06 (1.93m x 1.68m)

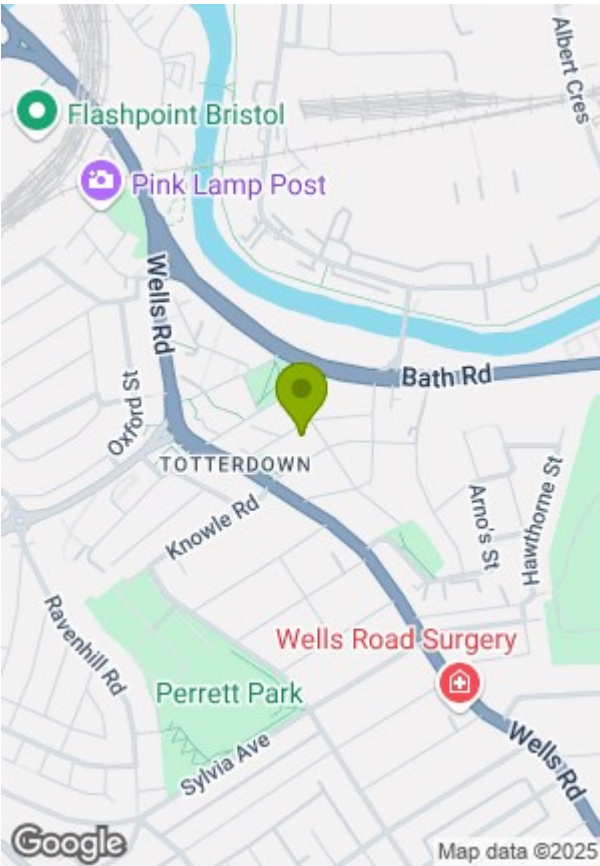
W.C. 5'10 x 2'07 (1.78m x 0.79m)

Tenure - Freehold

Council Tax Band - C







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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