GREENWOODS
property centre

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24 Bellevue Road, Bristol, BS4 2BG **£395,000**

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Offered with NO ONWARD CHAIN! A Victorian terraced home located in vibrant lower Totterdown. With light & airy accommodation, comprising an entrance hall, a bay fronted sitting room with stripped floor boards which extend through to the dining room, there is open access into the breakfast room, which in turn leads into the modern kitchen, access to the garden is via double doors from the breakfast room. On the first floor, there are two double bedrooms, the master measuring the full width of the property, and a white bathroom suite complete with a separate shower cubicle. Outside there is a lovely rear garden, ideal for entertaining friends and family with those summer barbecues.

Within a 10 minute walk from the beautiful 50 acre Victoria Park, this quiet street offers the best of both worlds, being close to a fantastic array of cafes, restaurants and independent shops on Wells Road such as Fox & West, an independent café and greengrocers, Southside Bar, the recently opened Bruhaha and award winning Farrow's Fish & Chips. There are some fantastic local pubs nearby including the Star and Dove, Shakespeare and the Oxford as well as the highly regarded The Victoria Park Pub, the perfect spot to grab a Sunday Lunch. For commuters, Temple Meads station is a 9 minute walk and the city centre is a 22 minute walk.

- 3D INTERACTIVE TOUR
- Period Terrace Home
- Two Double Bedrooms
- Bay Fronted Sitting Room
- Separate Dining Room
- Breakfast Room
- Upstairs Bathroom
- Vibrant Lower Totterdown Location
- NO ONWARD CHAIN
- Energy Rating - E

Living Room 12'2" into bay x 11'10" into recess (3.73 into bay x 3.61 into recess)

Kitchen 9'9" x 7'3" (2.98 x 2.23)

Dining Room 15'0" into recess x 13'1" (4.58 into recess x 4.01)

Breakfast Room 9'0" x 6'8" (2.75 x 2.05)

Bedroom One 15'2" into recess x 10'7" (4.63 into recess x 3.24)

Bedroom Two 13'1" x 9'7" into recess (3.99 x 2.93 into recess)

Bathroom 7'10" x 7'2" (2.41 x 2.20)

Tenure - Freehold

Council Tax Band - B

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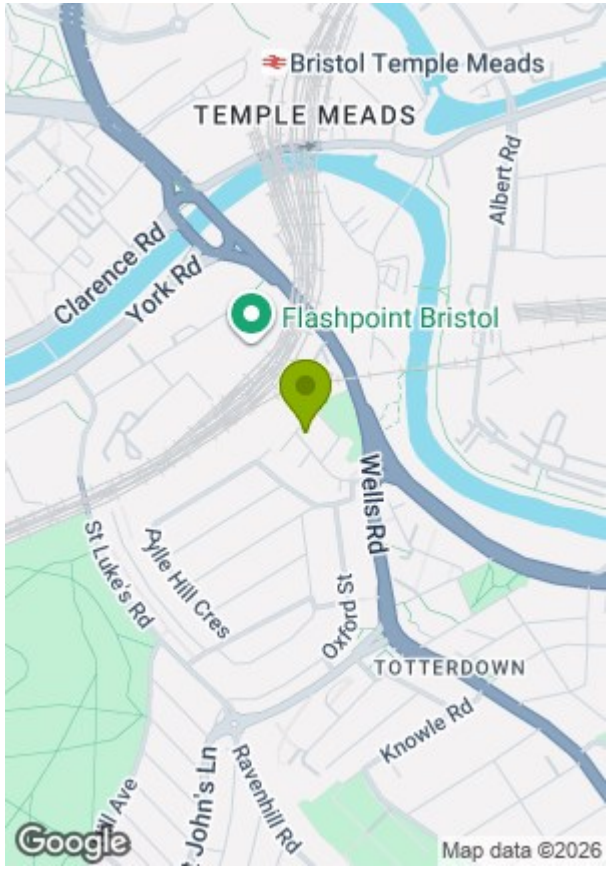
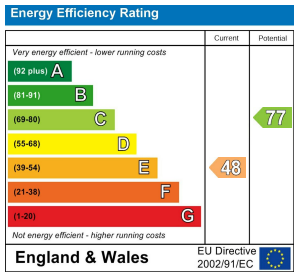
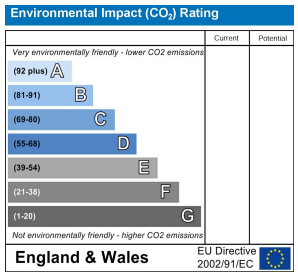
AWAITING FLOORPLAN







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