



30 County Street, Bristol , BS4 3AG

£350,000

- Ideal First Time Purchase
- THREE Bedrooms
- Kitchen / Dining Room
- Enclosed & Private Rear Garden
- NO ONWARD CHAIN
- Modern Terrace Home
- Sitting Room Overlooking the Rear Garden
- Upstairs Bathroom
- Vibrant Location
- Energy Rating - C

Offered to the market with no onward chain, this well-presented terraced home provides an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation comprises an entrance hall leading to a spacious kitchen/dining room and a generous sitting room with patio doors opening onto the private rear garden, creating a bright and welcoming living space.

On the first floor are two well-proportioned double bedrooms, a further single bedroom and a family bathroom. Outside, the enclosed rear garden is arranged over two levels, offering a versatile space for outdoor dining, entertaining, or relaxing. The property also benefits from an allocated parking space.

Situated in Totterdown, one of Bristol's most vibrant and connected neighbourhoods - known for its colourful hillside terraces, independent cafés, and strong community spirit. Local parks, shops, pubs, and cultural venues are all within a 10-minute walk, with Temple Meads station just 15 minutes away on foot. Well served by bus routes, cycle paths, and road links, this is a fantastic location for city living with a neighbourhood feel.

Abundant green spaces grace the vicinity, ranging from the serene Victorian allure of Arnos Vale, complete with a charming café at its heart, to the breath-taking views of balloons that can be spotted from Perrett Park. Additionally, the sprawling 51 acres of the picturesque Victoria Park provides a verdant sanctuary just 5 minutes walk away.

Sitting Room 14'3 max x 10'3 max (4.34m max x 3.12m max)

Kitchen / Dining Room 13'11 max x 11'11 max (4.24m max x 3.63m max)

Bedroom One 12'6 x 7'9 (3.81m x 2.36m)

Bedroom Two 12' x 7'10 (3.66m x 2.39m)

Bedroom Three 8'5 x 6'3 (2.57m x 1.91m)

Bathroom 6'6 x 6'2 (1.98m x 1.88m)

Tenure - Freehold

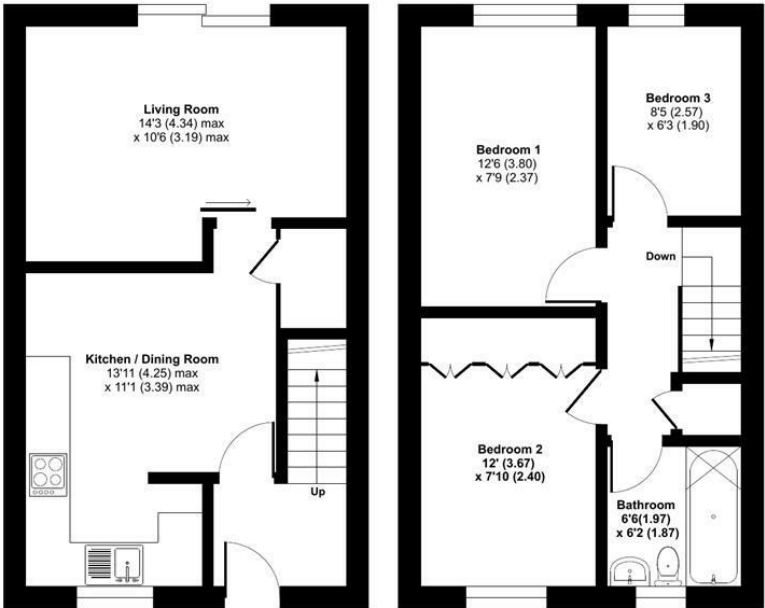
Council Tax Band - C





County Street, Totterdown, Bristol, BS4

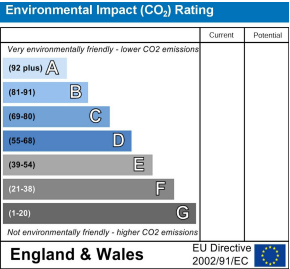
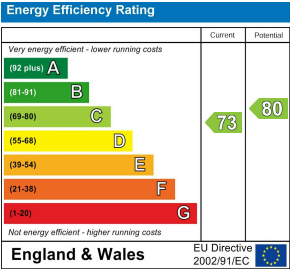
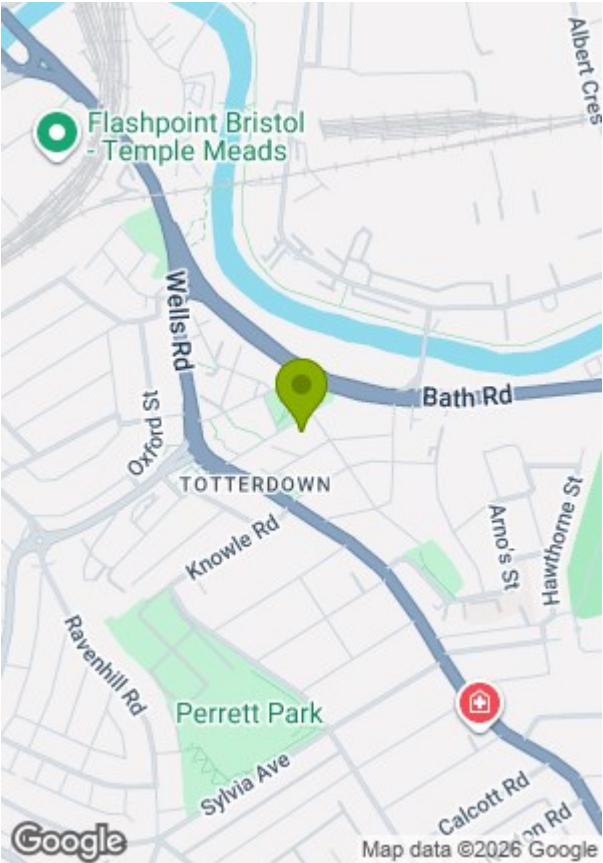
Approximate Area = 710 sq ft / 65.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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