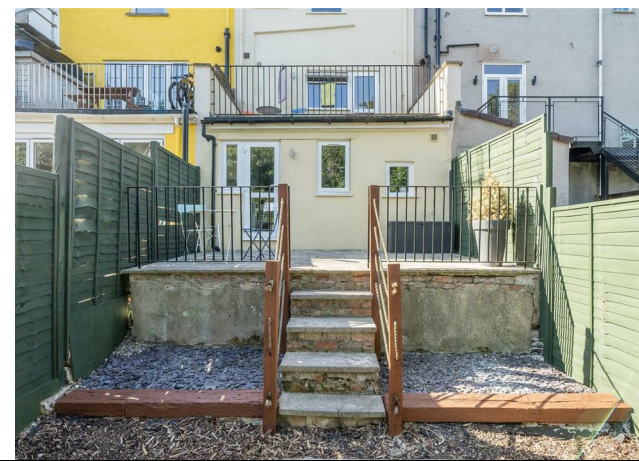




17 Fitzroy Street, Bristol , BS4 3BY

£265,000

- **Converted Ground Floor Apartment**
- **Open Sitting/Dining/Kitchen**
- **Stylish Shower Room**
- **NO ONWARD CHAIN**
- **Two Bedrooms**
- **Large Rear Garden with Elevated Sun Patio**
- **Upper Totterdown Location**
- **Energy Rating - D**

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 the modern kitchen which is fitted with a built-in oven and hob, offering practical and convenient cooking facilities. There is a bay fronted double bedroom and an additional second bedroom overlooking the rear garden which could also be easily utilised as a home office. A stylish shower room completes the accommodation, all of which is served by a modern, efficient electric combination boiler. Outside, the property has the benefit of the rear garden with a raised patio and steps which lead down to a further garden area with plenty of space for planting and providing an ideal outdoor space for relaxing or entertaining.

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.

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

Sitting Room / Kitchen 20'9 max x 14'11 max (6.32m max x 4.55m max)

Bedroom One 12'9 into bay x 11'7 max (3.89m into bay x 3.53m max)

Bedroom Two 9'3 max x 8'9 max (2.82m max x 2.67m max)

Shower Room 8'6 x 4'4 (2.59m x 1.32m)

Tenure - Share of Freehold

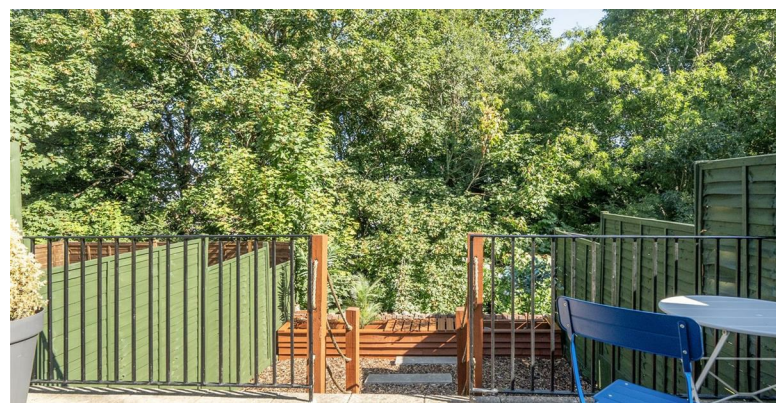
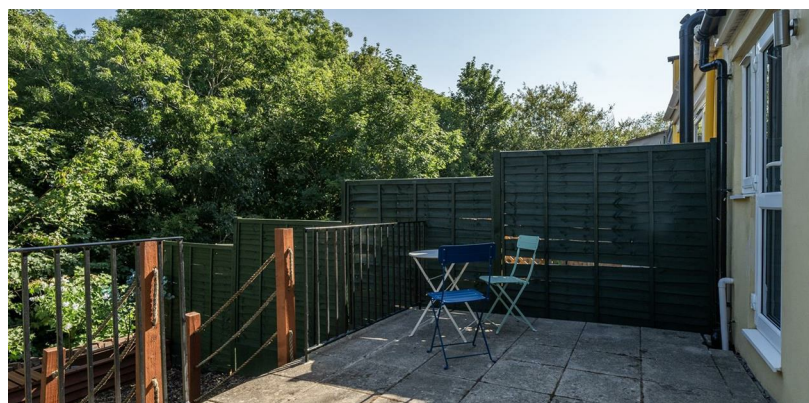
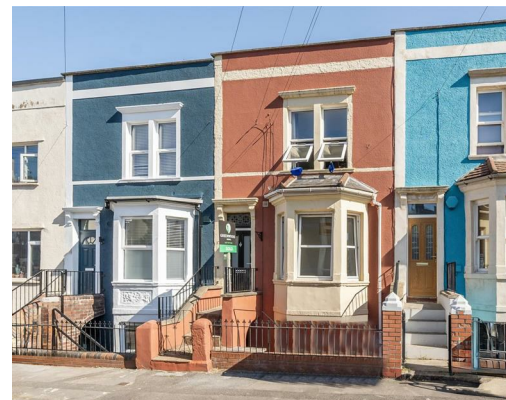
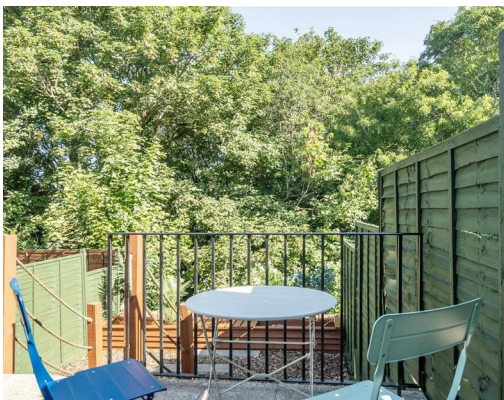
Lease Term - 999 years

Years Remaining - 989

Ground Rent - £0

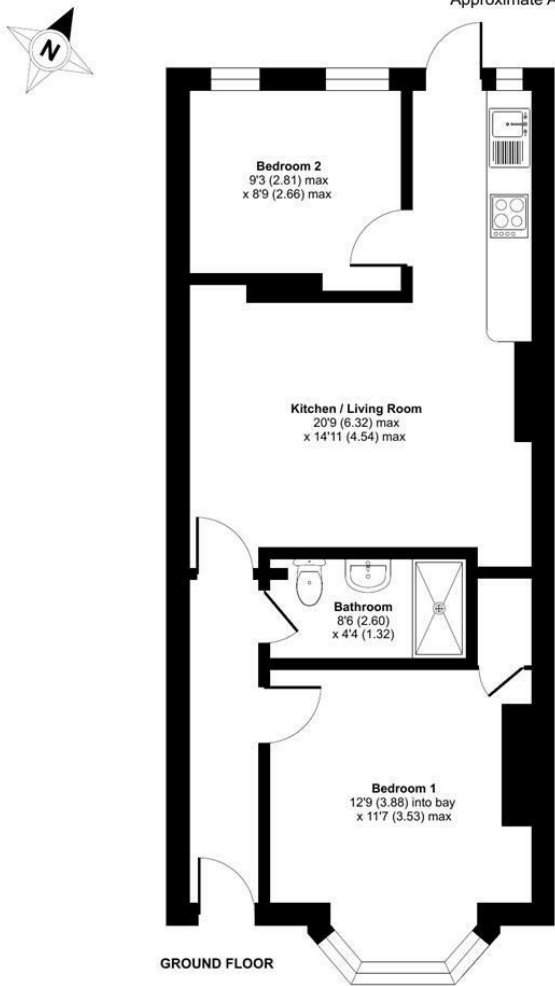
Council Tax Band - A



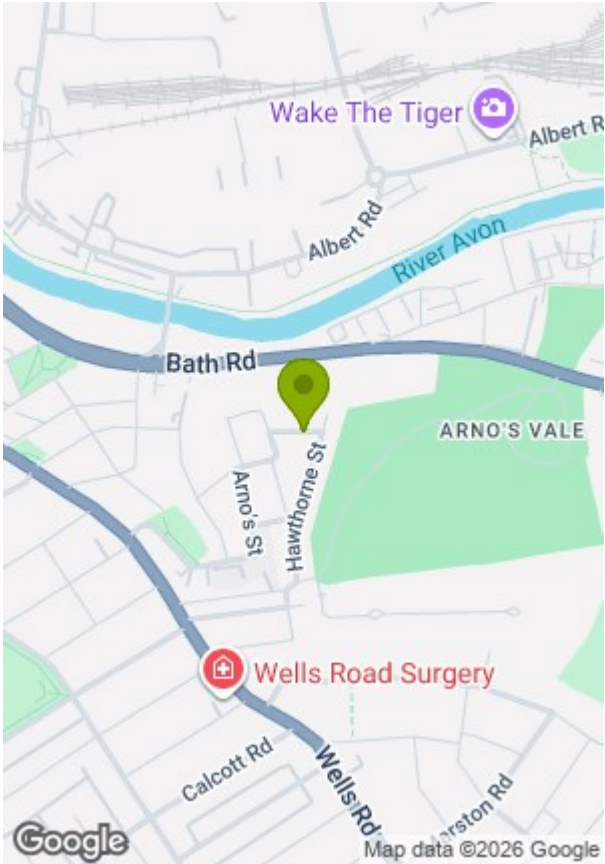


Fitzroy Street, Totterdown, Bristol, BS4

Approximate Area = 541 sq ft / 50.2 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). © nichcom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL
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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	58	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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