



- **Period Terrace Home**
- **Two / Three Reception Rooms**
- **Downstairs W.C**
- **Lean to / Conservatory**
- **Substantial & Established Garden**
- **Four / Six Bedrooms**
- **Kitchen**
- **Upstairs Family Bathroom**
- **In Need of Updating**
- **Energy Rating - C**

Positioned perfectly between Bath and Wells Road, this delightful Victorian terrace offers a fantastic opportunity for buyers looking to create their perfect home in one of Bristol's most sought-after locations. Set in the vibrant heart of Totterdown, this property is ideal for those wanting to be within walking distance of Temple Meads station, the City Centre, and the independent shops and cafés of Wells Road. Nearby green spaces such as Arnos Vale Cemetery, the enchanting 45-acre Victorian garden cemetery that features a café, gift shop, and peaceful leafy trails full of wildlife, and the picturesque Victoria Park add to the appeal of this well-connected yet characterful neighbourhood.

A unique and substantial house measuring in at approximately 1900 sq ft. The property offers flexible accommodation with up to six bedrooms. The ground floor features a large double reception room along with a separate kitchen and versatile guest bedroom with en-suite w.c. There is private side access from the street all the way down to the garden room to the rear. The garden is substantial and is a wildlife haven offering plenty of opportunities and potential for those who want a bit of a project. Upstairs there are four bedrooms, one has an en suite, as well as an additional family bathroom. The loft has been converted into another double bedroom. This would be an ideal property for the discerning buyer who is looking to put their own stamp on their new home.

With open outlooks over neighbouring properties, this character-filled home is just waiting to be to be snapped up, earlier viewing is thoroughly recommended.

Sitting Room 15'7 x 10'8 (4.75m x 3.25m)

Dining Room 13'6 x 10'8 (4.11m x 3.25m)

Bedroom Four (Ground Floor) 12'6 x 10'10 (3.81m x 3.30m)

Kitchen 16'5 max x 12'6 max (5.00m max x 3.81m max)

Conservatory 18'2 x 12'9 (5.54m x 3.89m)

Bedroom One 13'7 x 9'4 max (4.14m x 2.84m max)

En-Suite Shower Room 10'11 x 6'1 (3.33m x 1.85m)

Bedroom Two (Loft) 19 x 12 (5.79m x 3.66m)

Bedroom Three 14'3 x 13'7 (4.34m x 4.14m)

Bedroom Five 10'8 x 10 (3.25m x 3.05m)

Bedroom Six 11'6 x 10'10 (3.51m x 3.30m)

Family Bathroom 13'1 x 10'2 (3.99m x 3.10m)

Tenure - Freehold

Council Tax Band - C











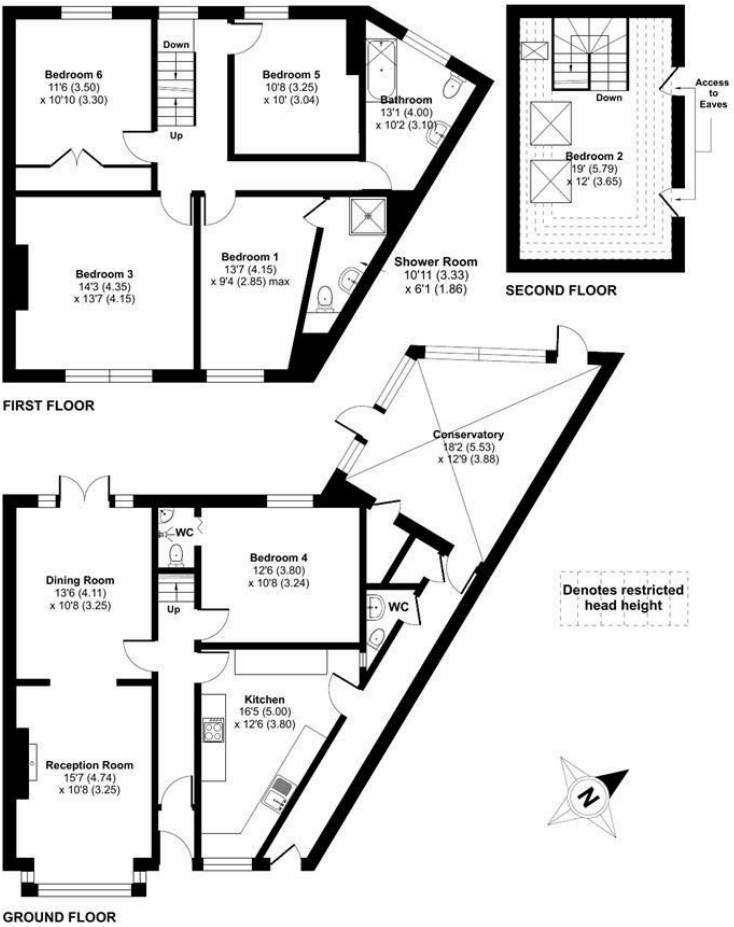
Summer Hill, Bristol, BS4

Approximate Area = 1971 sq ft / 183.1 sq m

Limited Use Area(s) = 122 sq ft / 11.3 sq m

Total = 2093 sq ft / 194.4 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: 1387853

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80 87

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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