



Balmain Street, Totterdown

£450,000

- **An Elegant Period Terrace Home**
- **Sitting Room & Separate Dining Room**
- **Downstairs W.C & Utility Room**
- **Pretty Rear Garden**
- **The Perfect First Time Purchase**

- **Three Bedrooms**
- **Stylish & Extended Kitchen**
- **Period Features Complemented by a Stylish Modern Kitchen & Bathroom**
- **Desirable Upper Totterdown Location**
- **Energy Rating - TBC**

This charming home has been thoughtfully and extensively refurbished by the current owner, now offering bright, contemporary living while beautifully retaining a wealth of original character features. Classic proportions blend seamlessly with a refined, high-specification finish throughout, creating a stylish yet welcoming environment.

The reception rooms are light-filled and well-balanced, providing versatile spaces for both relaxation and entertaining. The kitchen serves as a true focal point of the home, designed to combine practicality with modern elegance. A ground floor W.C. and a useful utility room add further convenience.

Upstairs, there are three well-proportioned bedrooms, with the third bedroom offering an ideal space for a home office, nursery, or dressing room.

Externally, the property benefits from an enclosed rear garden enjoying a desirable westerly aspect. A decked seating area with pergola creates the perfect setting for outdoor dining or unwinding with a well-earned drink at the end of the day taking in excellent views across Bristol.

Located on the desirable Balmain Street in UPPER TOTTERDOWN, a stone's throw away from Hillcrest Primary School and 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..

Simply a must-view property and a perfect first-time buy — thoughtfully updated, impeccably presented and ready to move straight into.

Living Room 13'5 into bay x 11'9 max (4.09m into bay x 3.58m max)

Dining Room 12'9 x 9'9 (3.89m x 2.97m)

Kitchen 15 max x 13'1 max (4.57m max x 3.99m max)

Utility Room 8 x 7'1 (2.44m x 2.16m)

Bedroom One 15'4 x 11'5 (4.67m x 3.48m)

Bedroom Two 9'11 x 7'6 (3.02m x 2.29m)

Bedroom Three 9'11 max x 7'5 max (3.02m max x 2.26m max)

Bathroom 10 x 4'9 (3.05m x 1.45m)

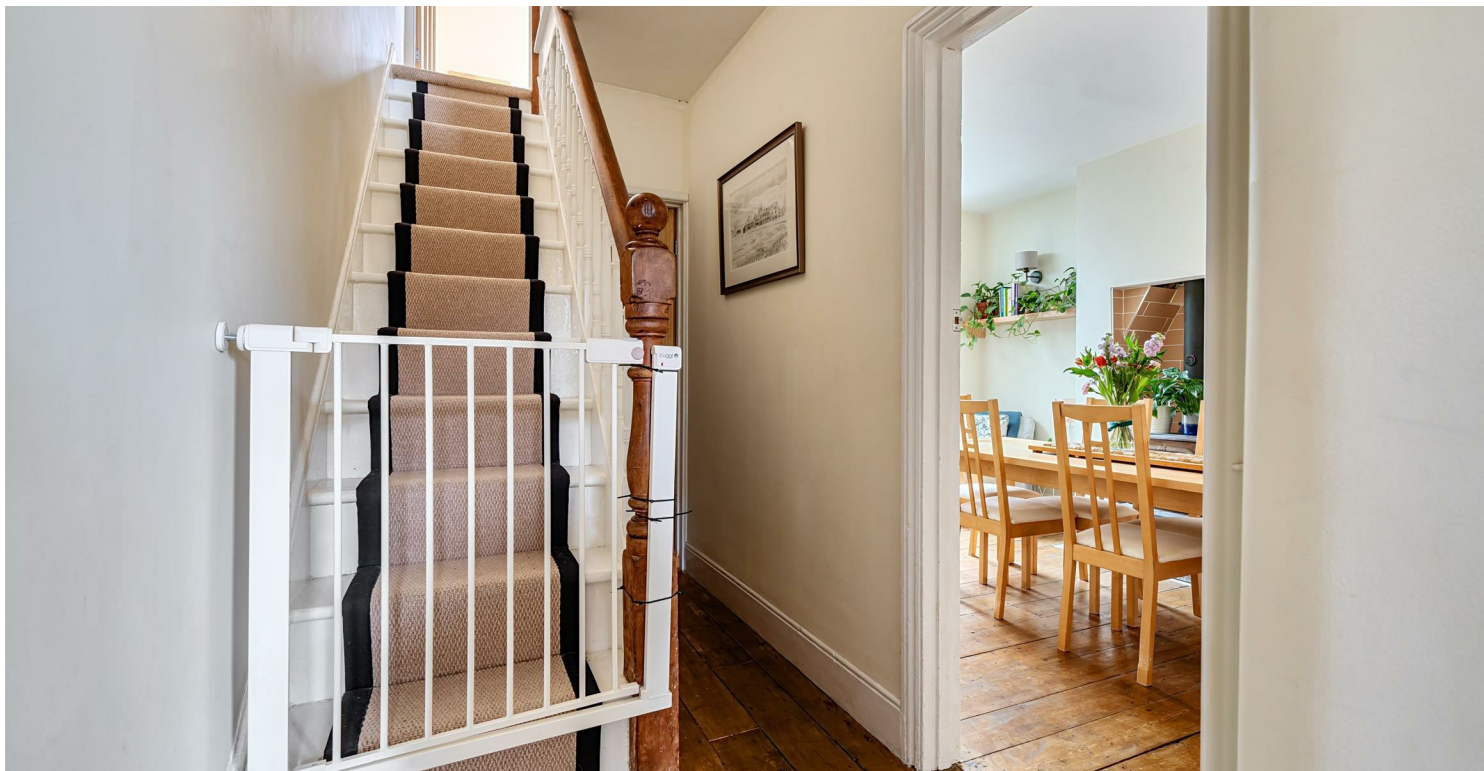
Tenure - Freehold

Council Tax Band - B











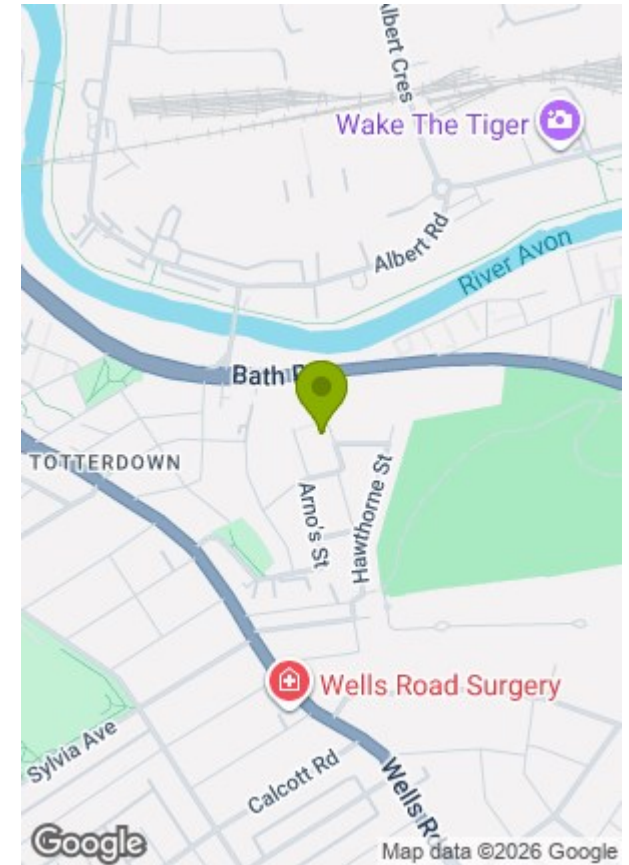


Balmain Street, Bristol, BS4

Approximate Area = 1087 sq ft / 100.9 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). © nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL



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		
	56	76
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.