



- **3D INTERACTIVE TOUR**
- **Three Bedrooms**
- **Kitchen / Dining Room**
- **Good Size Rear Garden**
- **A Great First Time Purchase**
- **Period Terrace Home**
- **Sitting Room**
- **Stylish Upstairs Bathroom**
- **Vibrant Lower Totterdown Location**
- **Energy Rating - C**

Charming Period Terrace with Versatile Accommodation Across Three Levels - This attractive period terrace home combines classic character with modern versatility, offering well-proportioned accommodation arranged over three levels. The ground floor features an inviting entrance hall leading to a bay-fronted sitting room with stripped floorboards and a cosy log burner—an ideal space for relaxing. To the rear, a bright and spacious kitchen/dining room also showcases stripped floorboards and includes a useful walk-in understairs storage area. Upstairs, the first floor provides two generous double bedrooms, both with built-in storage, and a stylish bathroom fitted with a roll-edge bath, adding a touch of timeless elegance. The lower ground level adds valuable flexible space, with a converted basement room currently serving as both a guest bedroom and home office—perfect for modern living or visiting family and friends. Outside, the property benefits from a low-level wall enclosed front garden and a private rear garden featuring a large patio area and a smaller lawned section, ideal for outdoor dining and entertaining.

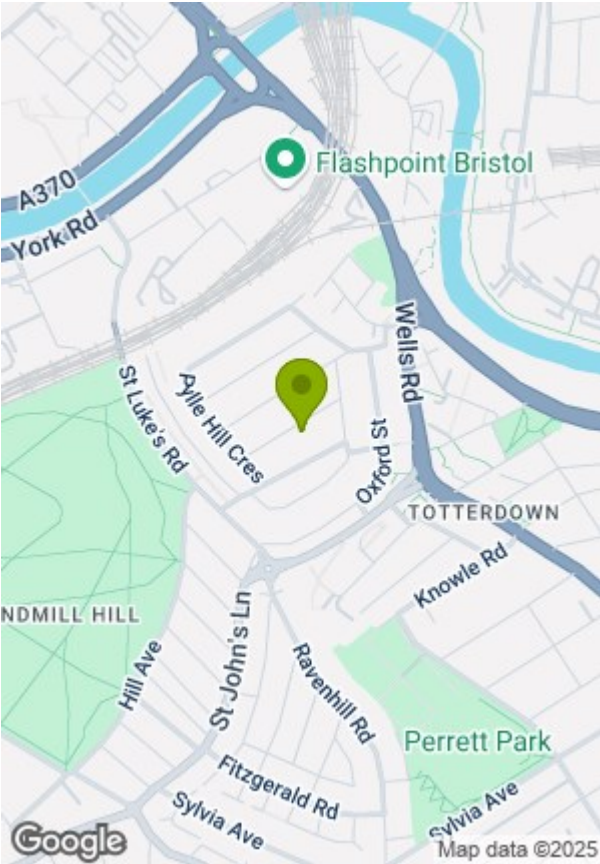
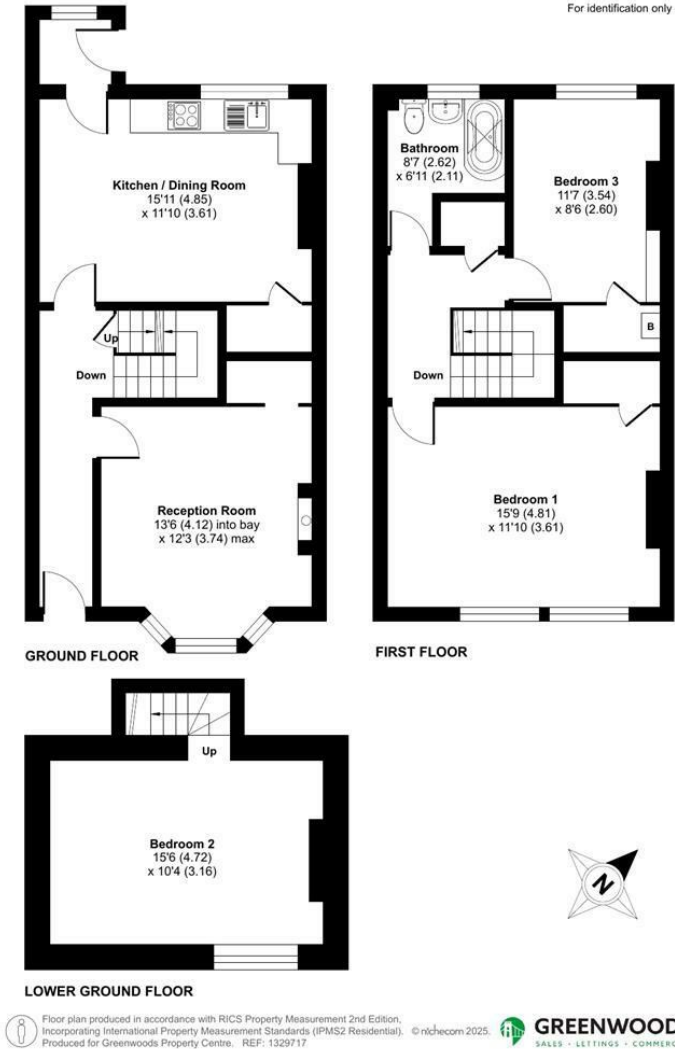
Situated on an attractive residential street in vibrant Lower Totterdown, this property is just a short walk from the beautiful Victoria Park, a picturesque 50 acre green space an adult exercise park, a café, basketball courts, a bowling green, a tennis court and a marked running route for joggers. The city centre is a 25 minute walk whilst Temple Meads Station is a 15 minute walk. For a quiet evening out with friends or family, there are gastro-pubs such as Star & Dove and The Victoria Park close by. A little further away, there is an abundance of shops and restaurants along the Wells Road or North Street. Wapping Wharf, situated on Bristol's historic floating harbour, boasts some of the best bars, restaurants and lifestyle shops in the area and can be reached on foot in half an hour. This is a wonderful opportunity to secure a charming period home.





Green Street, Totterdown, Bristol, BS3

Approximate Area = 1163 sq ft / 108 sq m
For identification only - Not to scale



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	

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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.