



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)

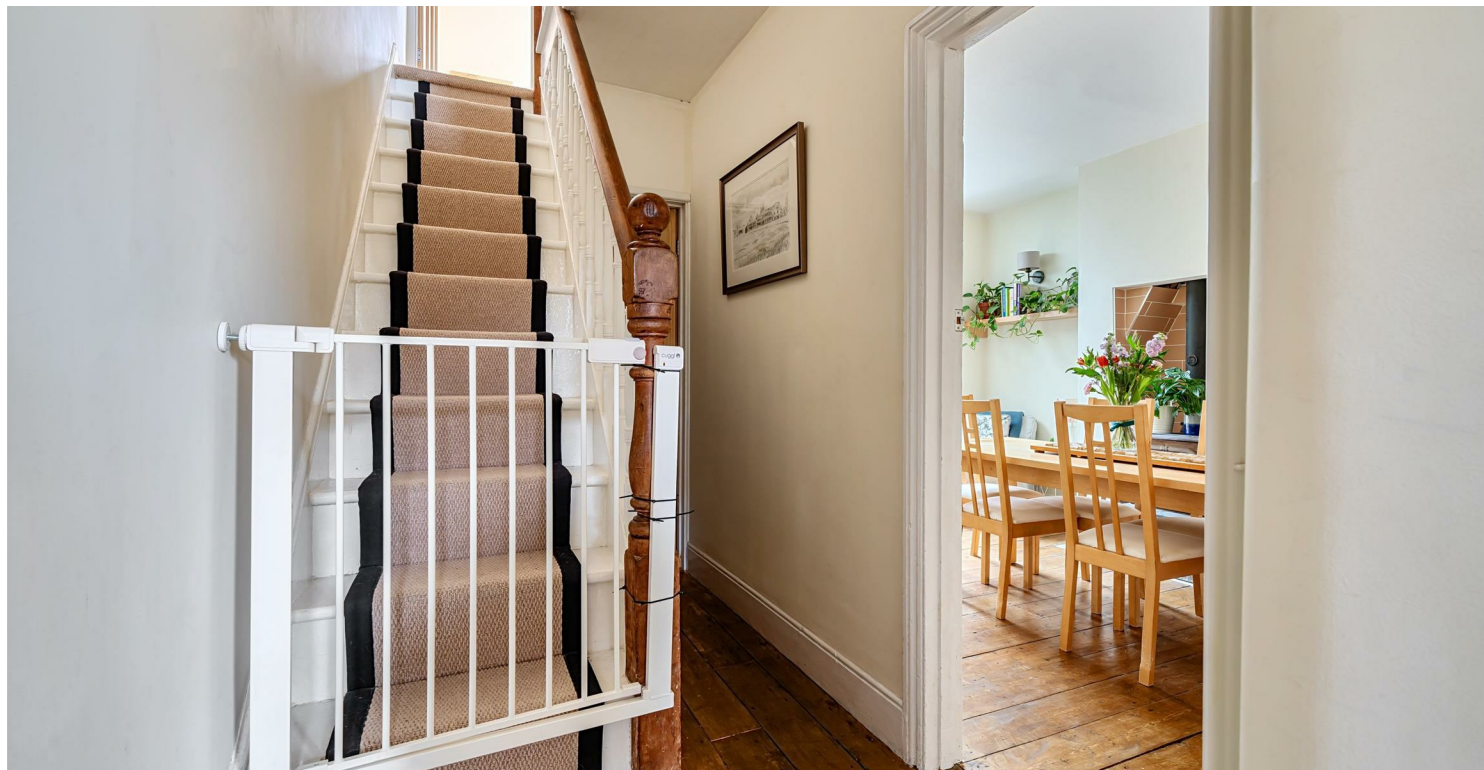
Tenure - Freehold

Council Tax Band - B







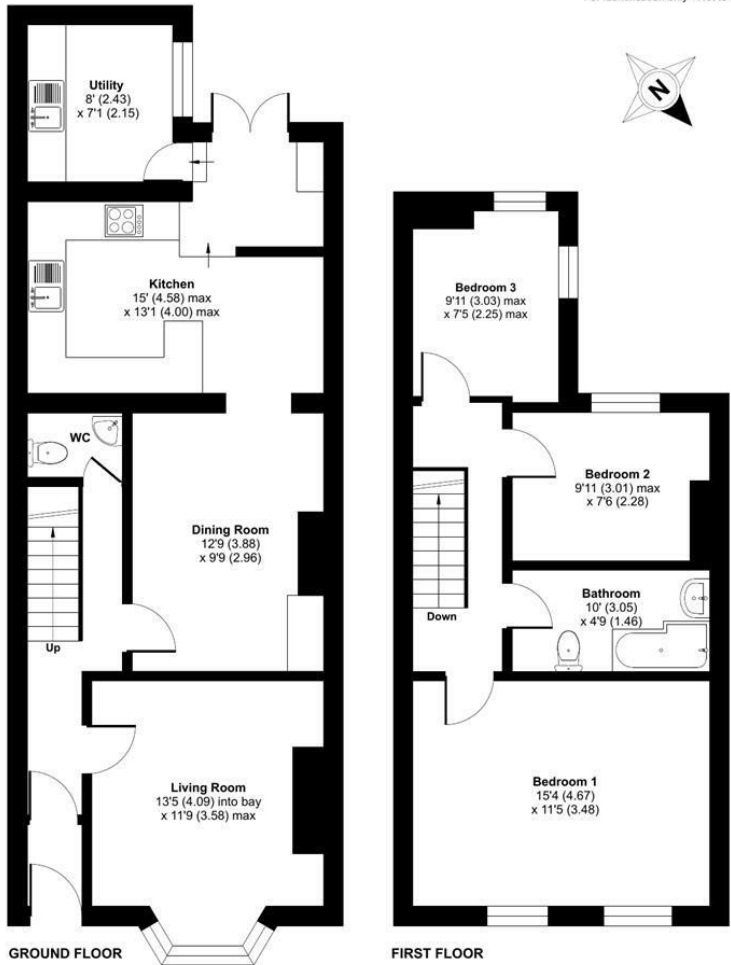




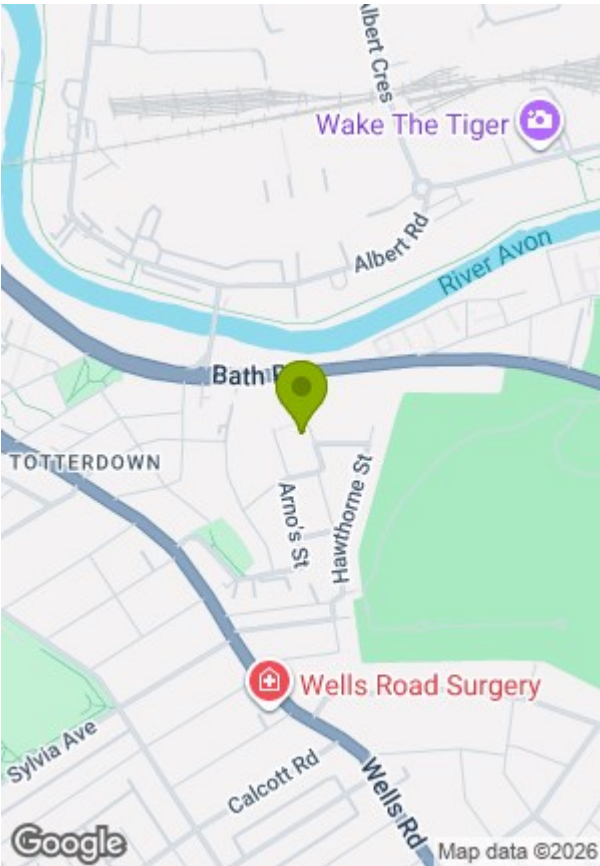


Balmain Street, Bristol, BS4

Approximate Area = 1087 sq ft / 100.9 sq m
For identification only - Not to scale



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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