



This Victorian Terrace, THREE STORY home is only a short walk away for the beautiful Arnos Vale Cemetery and is within the catchment area for the highly regarded Hillcrest Primary School. The independent amenities of the Wells Road are a short walkable distance away, as well as Broadwalk Shopping Centre, Perrett's Park and the bus stops which take you directly to and from Bristol City Centre & Temple Meads.

The accommodation is arranged over three floors and offers plenty of scope for the new owners to put their own mark on their new home. Starting from the top, there are two double bedrooms, the room to the rear of the property benefits from SUPURB CITY VIEWS. On the hall floor, there are two further rooms, currently used as a third and fourth bedroom, but alternately could be a sitting room, study or family room. The lower ground floor is where the kitchen/diner and bathroom is located. The kitchen offers plenty of storage and an integrated hob & oven and there are sliding doors to the rear garden. The garden is currently in need of some maintenance but could be turned into a great social space.

A property located on desirable Arnos Street and is offered with no onward chain, interest will inevitably be high so an early appointment to view is enthusiastically encouraged.

SITTING ROOM/BEDROOM 10'07 x 12'00 max (3.23m x 3.66m max)

KITCHEN 10'07 x 12'00 (3.23m x 3.66m)

DINING ROOM/LIVING SPACE 11'03 x 15'02 max (3.43m x 4.62m max)

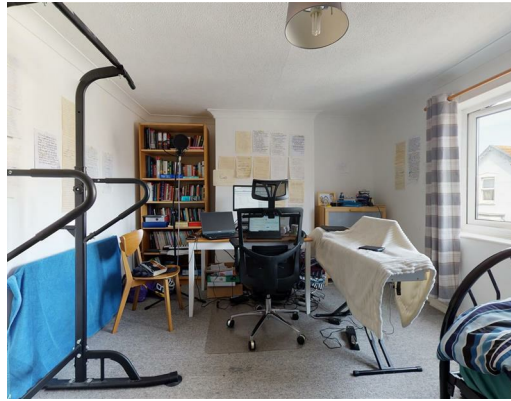
BATHROOM 7'09 x 5'08 (2.36m x 1.73m)

BEDROOM ONE 10'10 x 15'04 max (3.30m x 4.67m max)

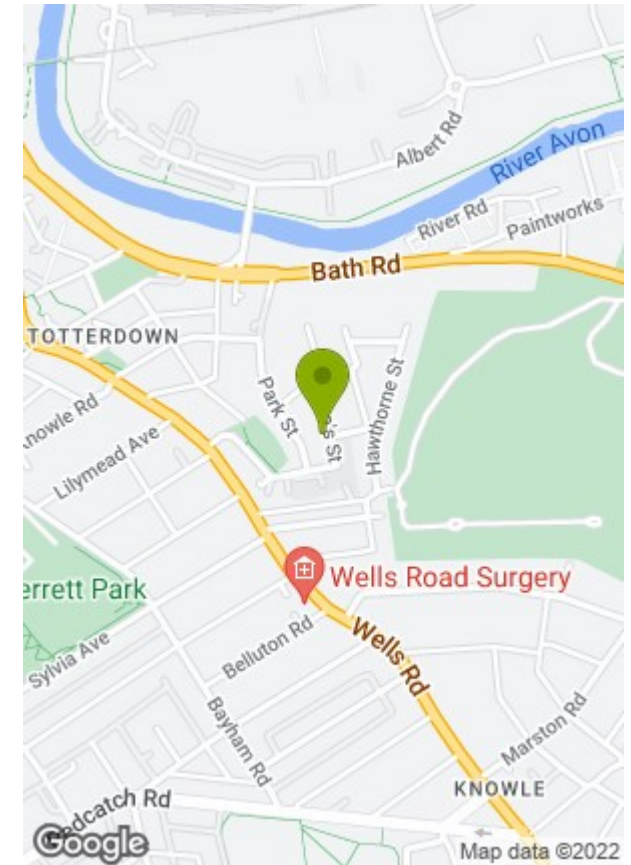
BEDROOM TWO 11'04 x 10'06 max (3.45m x 3.05m; 1.83m max)

BEDROOM THREE 11'03 x 10'00 max (3.43m x 3.05m max)





AWAITING FLOORPLAN



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		
	59	85
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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