

A truly stunning example of a Victorian three story home situated in vibrant Lower Totterdown. The property has been well-maintained and comprises of a light and airy entrance hallway, a bay fronted reception room with open study space, and a classic white bathroom suite with a separate shower. On the lower ground floor there is a fabulous kitchen / diner with integrated hob and oven with sliding doors to the garden and a spacious sitting room. On the First Floor, there are two bedrooms both with the original stripped floor boards and the master bedroom benefits an en suite shower room. Outside, there is a raised rear garden which is mainly laid to grass and stone. The property is conveniently positioned within a fifteen minute walk of Temple Meads Station, a short walk from Tesco Express, the highly regarded Thali Cafe, local pubs and the beautiful Victoria Park. An early appointment to view is thoroughly recommended as demand for property in this location is always high.

- Victorian Terrace
- Two / Three Bedrooms
- Ground Floor Bathroom With Separate Shower
- Central Location
- Three Story
- Fabulous Kitchen / Dining Room
- Beautifully Presented
- Energy Rating - C

SITTING ROOM 15'03 (max) x 13'01 (bay) (4.65m (max) x 3.99m (bay))

KITCHEN/DINER 15'09 x 9'03 (max) (4.80m x 2.82m (max))

RECEPTION ROOM 17'07 (max) x 12'08 (max) (5.36m (max) x 3.86m (max))

BATHROOM 10'06 (max) x 8'06 (max) (3.20m (max) x 2.59m (max))

BEDROOM ONE 11'05 x 16'00 (max) (3.48m x 4.88m (max))

BEDROOM TWO 10'08 (max) x 10'06 (max) (3.25m (max) x 3.20m (max))

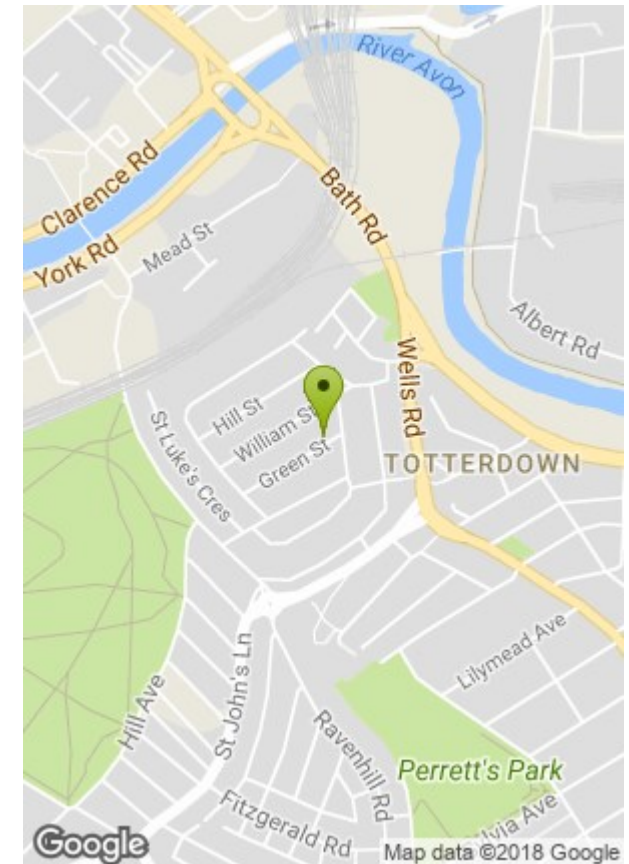




Approx Gross Internal Floor Area: 104 sq m / 1119 sq ft



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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		86	(92 plus) A		86
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C	72	
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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