



**27 Fitzroy Street, Bristol, BS4 3BY**

**£325,000**

- Victorian Terrace Maisonette
- Two Double Bedrooms
- Bay Fronted Sitting Room
- Modern Kitchen & Bathroom
- 20 Minute Walk from Temple Meads Station
- A Short Walk from Arnos Vale Cemetery
- NO ONWARD CHAIN
- Energy Rating - D

Offered with NO Onward Chain!! An attractive Victorian Terrace Maisonette located on a popular street in desirable Upper Totterdown, only a short walk away from Arnos Vale Cemetery. This property has been well maintained by the current owners and comprises an entrance vestibule, a welcoming hallway, a bay fronted sitting room, a modern kitchen and shower room, whilst on the first floor there are two double bedrooms.

Conveniently located close to local amenities including Fox and West Deli, Acapella, Southside Bar and Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station within a 20 minute walk or 8 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

A fabulous opportunity to for First Time Buyers to get on the property ladder in one of Bristol's most sought after postcodes.

Sitting Room 14'2 into bay x 11'11 max (4.32m into bay x 3.63m max)

Kitchen 9'9 x 7'3 (2.97m x 2.21m )

Shower Room 8'10 x 6'4 (2.69m x 1.93m)

Bedroom One 15'5 x 12'3 (4.70m x 3.73m )

Bedroom Two 12'5 x 10' (3.78m x 3.05m )

Tenure - Leasehold

Lease Term - 999 years

Years Remaining - 961 years

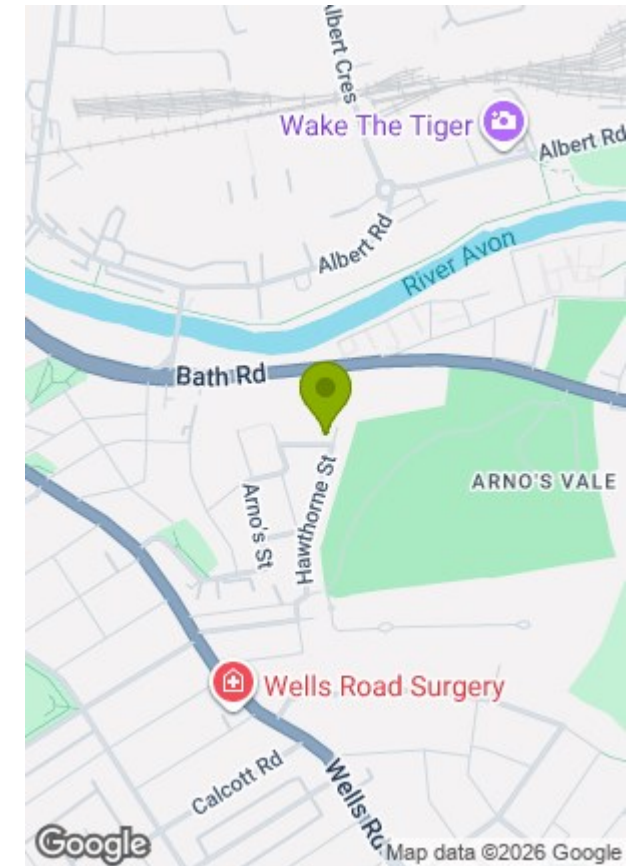
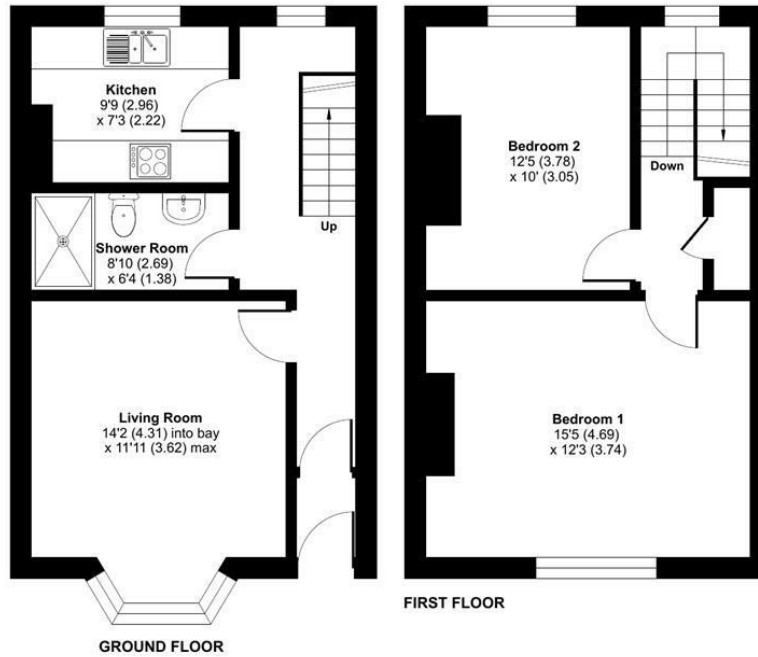
Council Tax Band - B





## Fitzroy Street, Totterdown, Bristol, BS4

Approximate Area = 760 sq ft / 70.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not energy efficient - higher running costs		
		68			79
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

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