



St. Lukes Crescent, Totterdown

£465,000

- **Stunning Views of Victoria Park**
- **Two Double Bedrooms**
- **Light & Airy Through Living Room**
- **Independently Operated Electric Radiator Heating**
- **Vibrant Lower Totterdown**

- **Four Storey Period Home**
- **Large Home Office / Occasional Bedroom**
- **Upstairs Shower Room with W.C.**
- **Pretty Courtyard Garden**
- **Energy Rating - E (TBC)**

A Charming Victorian Home with Park Views in the Heart of Lower Totterdown - Nestled in the vibrant and sought-after neighbourhood of Lower Totterdown, this fabulous Victorian terrace offers a wonderful blend of period charm and modern living—with glorious views overlooking beautiful Victoria Park. Spread over four versatile floors, the home welcomes you with a bright entrance hall leading to a spacious through living room, flooded with natural light and offering stunning park vistas to the rear—perfect for relaxing or entertaining. Upstairs, you'll find two generous double bedrooms and a shower room with W.C., plus a bonus loft room ideal as an occasional bedroom, creative studio, or home office. The lower ground floor boasts a sociable kitchen/dining space, a separate utility room, and a modern family bathroom—ideal for busy households. Step outside to discover a pretty, enclosed courtyard garden with gated access to St Luke's Road and Victoria Park beyond—perfect for summer barbecues or a peaceful morning coffee. The house benefits from external wall insulation, loft insulation, double glazing and LED lights and modern electric heating.

Situated on an attractive residential street in vibrant Lower Totterdown, this superb property is just a short walk from the beautiful Victoria Park and 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. The iconic Banana Boat and Bakehouse Bakery are also just a stones throw away. A little further away, there is an abundance of shops and restaurants along the Wells Road and local primary and secondary schools are also close at hand. 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.

Living Room 23'7 max x 12'4 max (7.19m max x 3.76m max)

Kitchen / Dining Room 11'10 x 9'10 (3.61m x 3.00m)

Utility Room 7'5 x 6'11 (2.26m x 2.11m)

Bathroom 9'8 x 6'8 (2.95m x 2.03m)

Bedroom One 12'4 x 10'4 (3.76m x 3.15m)

Bedroom Two 11'3 x 10'10 (3.43m x 3.30m)

Shower Room 7'10 x 3'11 (2.39m x 1.19m)

Loft Room / Home Office 15'5 x 11' (4.70m x 3.35m)

Tenure - Freehold

Council Tax - Band B















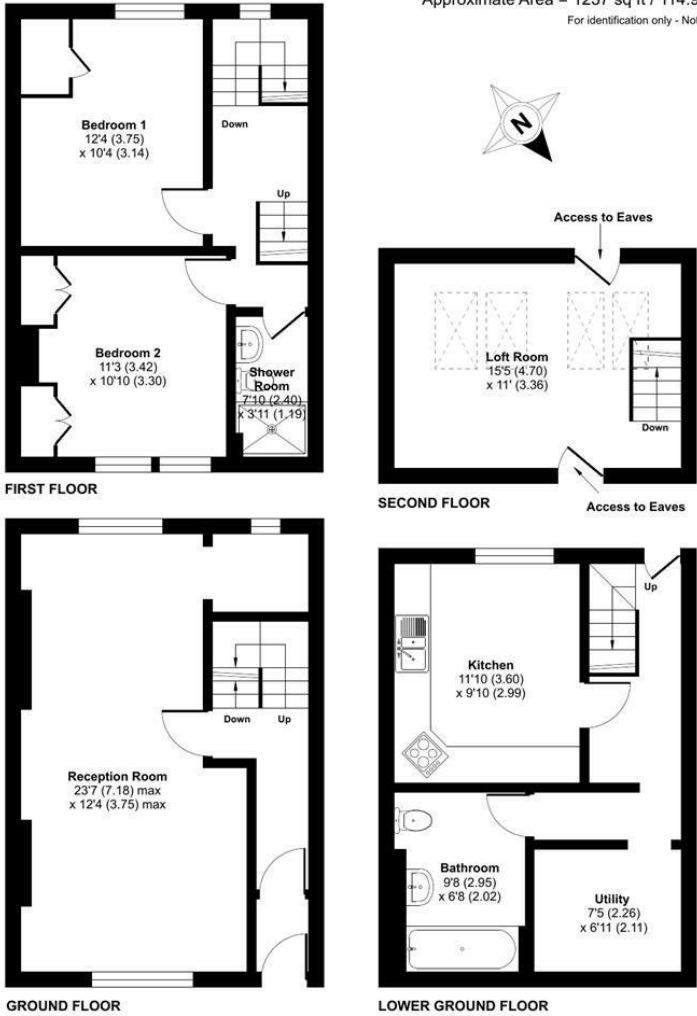






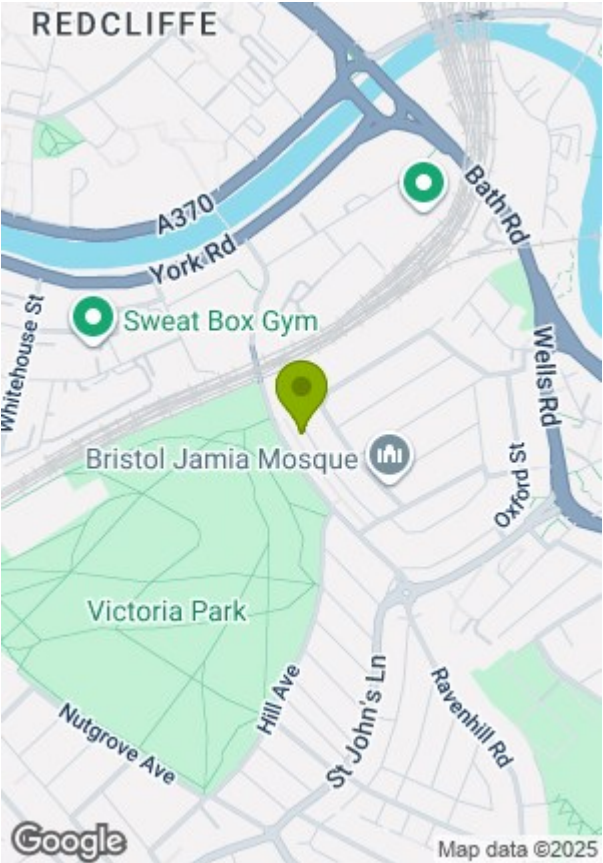
St. Lukes Crescent, Totterdown, Bristol, BS3

Approximate Area = 1237 sq ft / 114.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1302484

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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			(92 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	76	England & Wales	EU Directive 2002/91/EC	46

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