



98 New Walls, Bristol , BS4 3TB

£325,000

- Modern Terraced Home
- Sitting / Dining Room
- Modern Upstairs Bathroom
- Allocated Parking
- Ideal First Time Purchase
- Two Double Bedrooms
- Modern Kitchen
- Enclosed Rear Garden
- Central Totterdown Location
- Energy Rating - C

Situated in Totterdown, one of Bristol's most vibrant and connected neighbourhoods - known for its colourful hillside terraces, independent cafés, and strong community spirit. Local parks, shops, pubs, and cultural venues are all within a 10-minute walk, with Temple Meads station just 15 minutes away on foot. Well served by bus routes, cycle paths, and road links, this is a fantastic location for city living with a neighbourhood feel.

Abundant green spaces grace the vicinity, ranging from the serene Victorian allure of Arnos Vale, complete with a charming café at its heart, to the breath-taking views of balloons that can be spotted from Perrett Park. Additionally, the sprawling 51 acres of the picturesque Victoria Park provides a verdant sanctuary just 5 minutes walk away.

An ideal first time purchase - The accommodation comprises a welcoming entrance hall, a modern kitchen, a sitting/dining room with access onto the rear garden. Upstairs there are two double bedrooms, one with built in storage, and a modern bathroom. Outside, there is an allocated parking space, a front garden and a good size landscaped rear garden with a paved patio, a great space for entertaining friends & family. In addition, the property is gas central heated and double glazed. The property would make the ideal First Time Purchase and an early appointment to view is thoroughly recommended.

Living Room 14'1 max 11'11 max (4.29m max 3.63m max)

Kitchen 10'2 x 6'1 (3.10m x 1.85m)

Bedroom One 12' x 8'9 (3.66m x 2.67m)

Bedroom Two 12'1 x 8'4 (3.68m x 2.54m)

Bathroom 6'11 x 5'7 (2.11m x 1.70m)

Tenure - Freehold

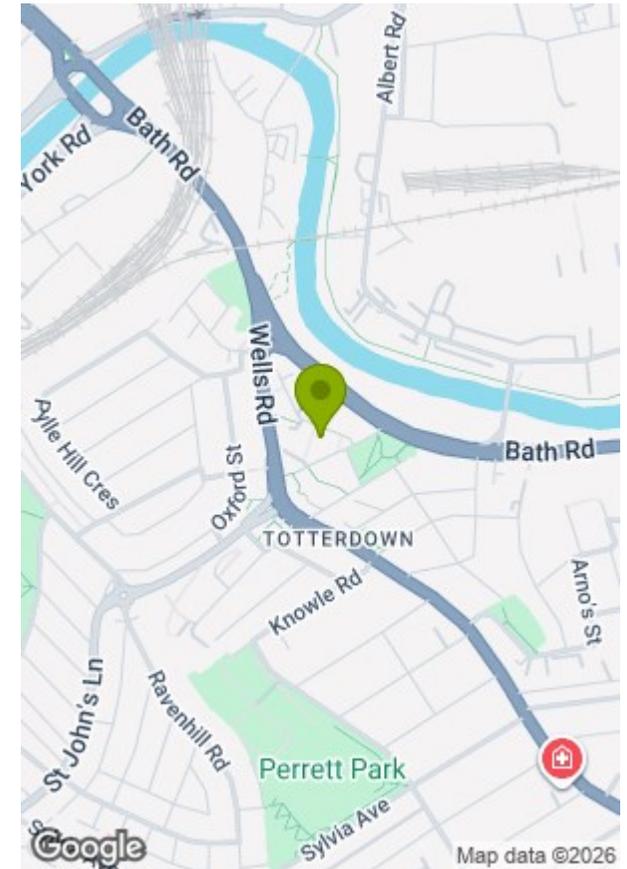
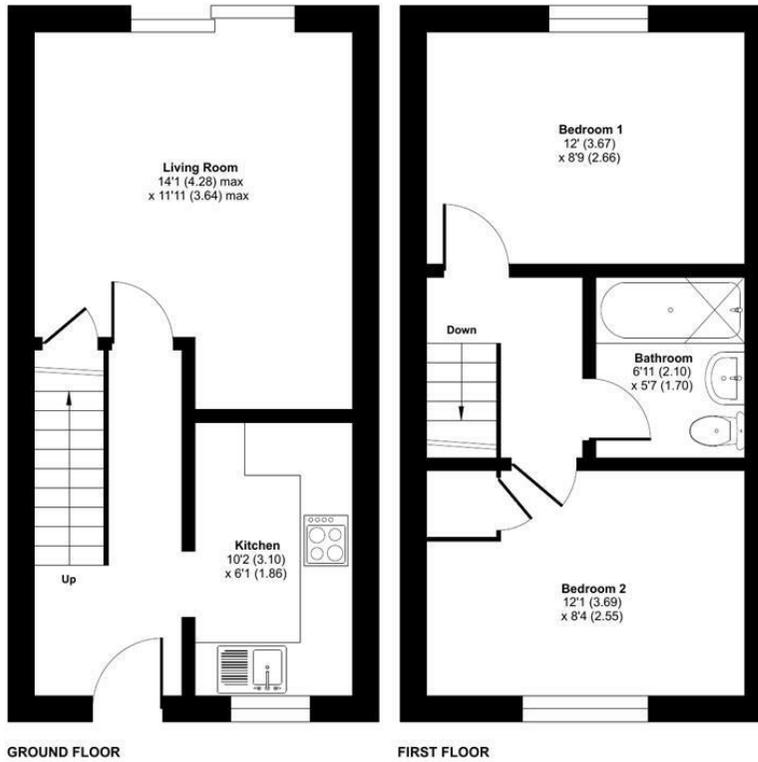
Council Tax Band - B





New Walls, Totterdown, Bristol, BS4

Approximate Area = 590 sq ft / 54.8 sq m
For identification only - Not to scale



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			
		76	81
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
(61-81) B			
(40-60) C			
(21-39) D			
(12-20) E			
(1-11) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL

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