



30 County Street, Bristol , BS4 3AG

£350,000

- Ideal First Time Purchase
- THREE Bedrooms
- Kitchen / Dining Room
- Enclosed & Private Rear Garden
- NO ONWARD CHAIN
- Modern Terrace Home
- Sitting Room Overlooking the Rear Garden
- Upstairs Bathroom
- Vibrant Location
- Energy Rating - C

Offered to the market with no onward chain, this well-presented terraced home provides an excellent opportunity for first-time buyers, investors, or those looking to downsize. The accommodation comprises an entrance hall leading to a spacious kitchen/dining room and a generous sitting room with patio doors opening onto the private rear garden, creating a bright and welcoming living space.

On the first floor are two well-proportioned double bedrooms, a further single bedroom and a family bathroom. Outside, the enclosed rear garden is arranged over two levels, offering a versatile space for outdoor dining, entertaining, or relaxing. The property also benefits from an allocated parking space.

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.

Sitting Room 14'3 max x 10'3 max (4.34m max x 3.12m max)

Kitchen / Dining Room 13'11 max x 11'11 max (4.24m max x 3.63m max)

Bedroom One 12'6 x 7'9 (3.81m x 2.36m)

Bedroom Two 12' x 7'10 (3.66m x 2.39m)

Bedroom Three 8'5 x 6'3 (2.57m x 1.91m)

Bathroom 6'6 x 6'2 (1.98m x 1.88m)

Tenure - Freehold

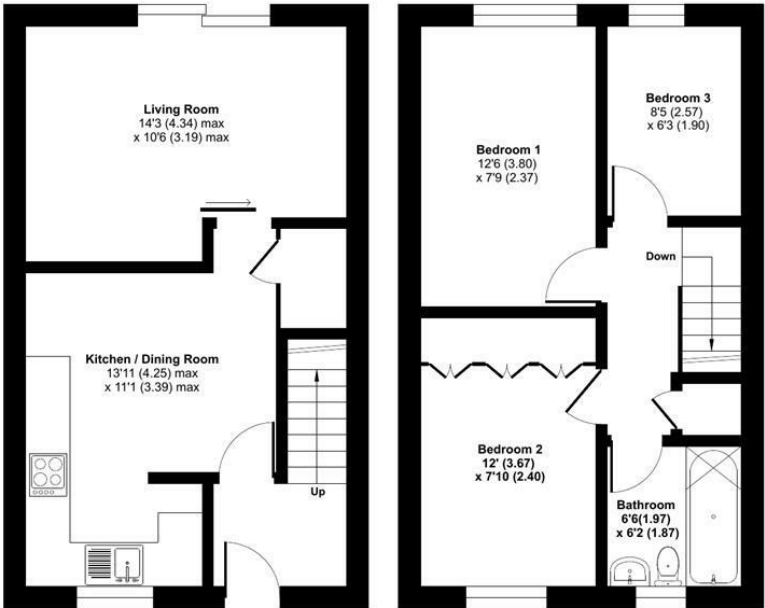
Council Tax Band - C





County Street, Totterdown, Bristol, BS4

Approximate Area = 710 sq ft / 65.9 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

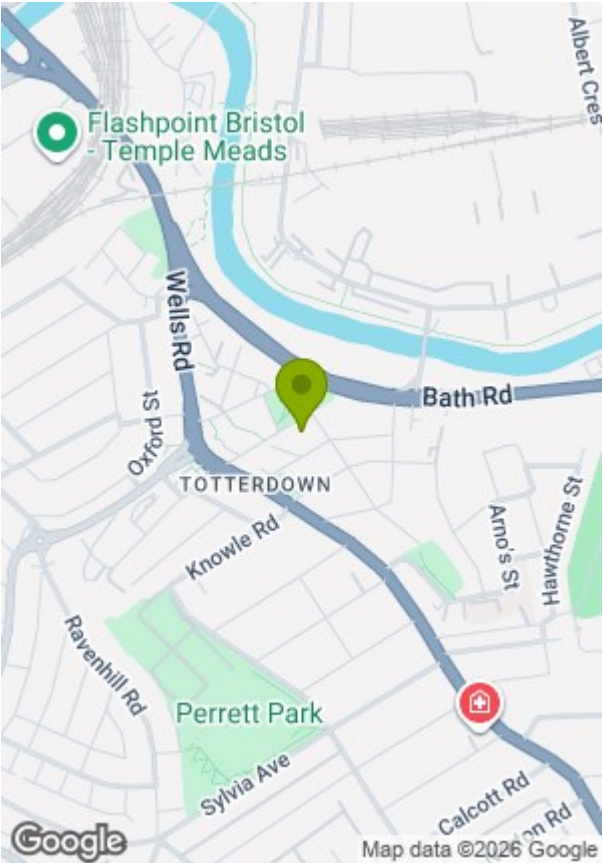


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1484190

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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		
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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