



44 Totshill Drive, Bristol , BS13 0QX

£275,000

This lovely mid-terrace family home on Totshill Drive is ready to move into while offering plenty of potential to update and make your own. Offered with no onward chain, the property features a welcoming layout, making it an ideal choice for first-time buyers or growing families.

The hallway leads into a bright sitting room and a modern kitchen/diner, which provides ample storage and direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms, a versatile single bedroom, perfect as a nursery or study, and a white bathroom suite.

The front of the property benefits from a driveway offering off-street parking for two vehicles, with side access leading to the generous rear garden. The outdoor space is full of character, featuring mature shrubbery, flower beds, a lawn, patio, gravelled areas, and an outbuilding for additional storage or workspace.

Perfectly positioned within walking distance of Hartcliffe City Farm, Bridge Learning Campus, and Millennium Green, the home is also close to a range of local amenities, including shops, parks, pubs, and bus routes.

Don't miss out on this fantastic opportunity, book your viewing today!

Living Room 12'11" max x 11'10" (3.95 max x 3.61)

Kitchen 18'2" x 9'5" (5.55 x 2.88)

Bathroom 7'9" x 5'6" (2.38 x 1.69)

Bedroom One 9'6" x 14'0" (2.92 x 4.28)

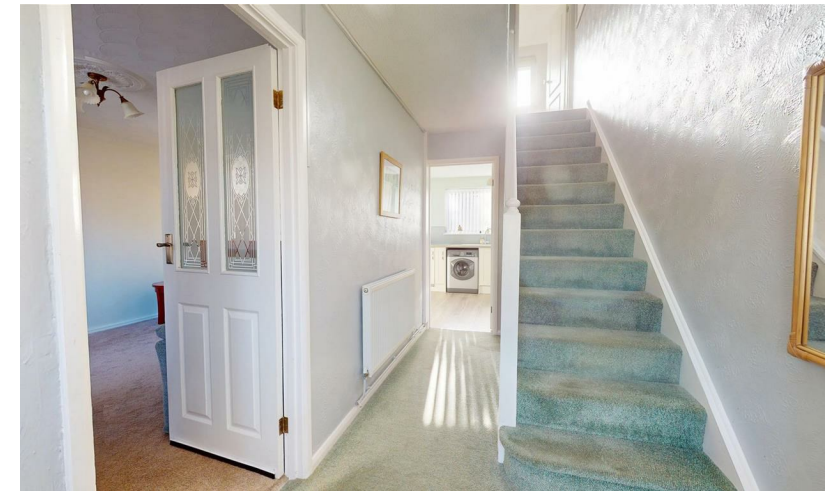
Bedroom Two 11'2" x 13'0" (3.42 x 3.97)

Bedroom Three 8'9" x 9'8" (2.69 x 2.97)

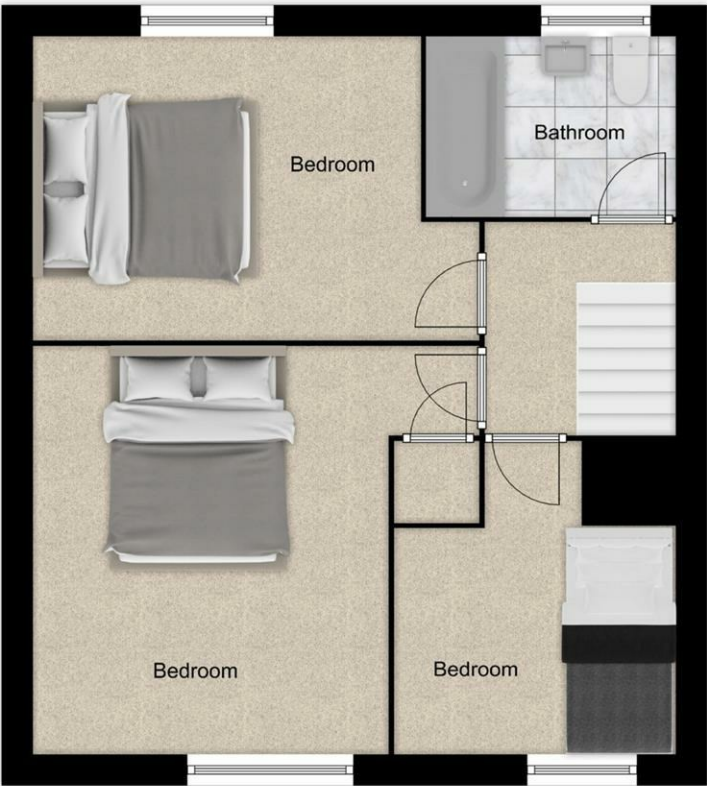
Tenure - Freehold

Council Tax Band - B

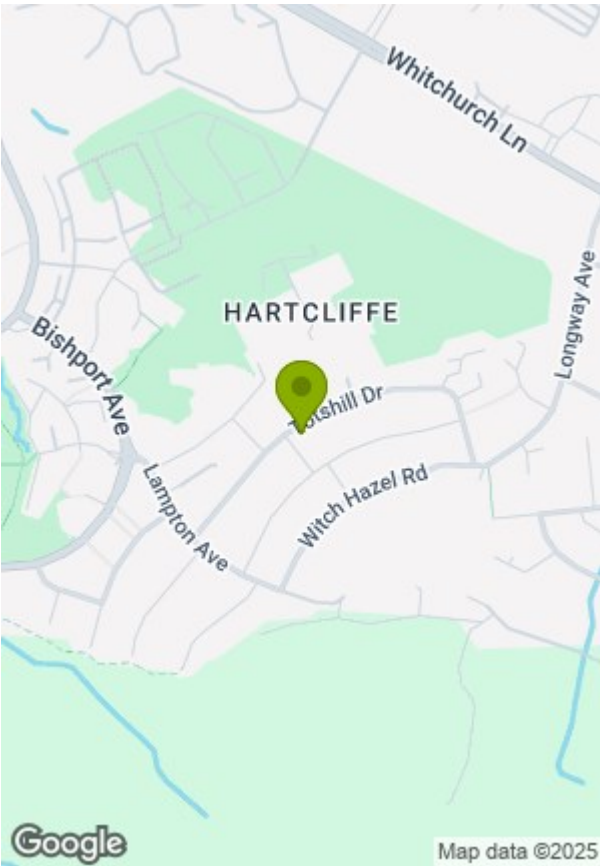
- Energy Rating - C
- Mid Terrace Family Home
- Cosy Sitting Room
- Enclosed Rear Garden
- No Onward Chain
- Totshill Drive
- Three Bedrooms
- Modern Kitchen Diner
- Off-Street Parking
- Walking Distance To Hartcliffe City Farm







© Greenwood's Property Centre 2025



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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(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		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.