



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)

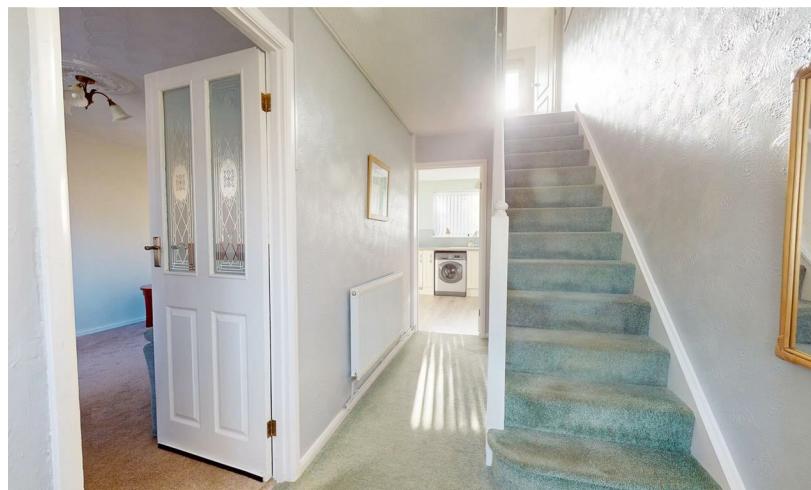
Bedroom Two 11'2" x 13'0" (3.42 x 3.97)

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

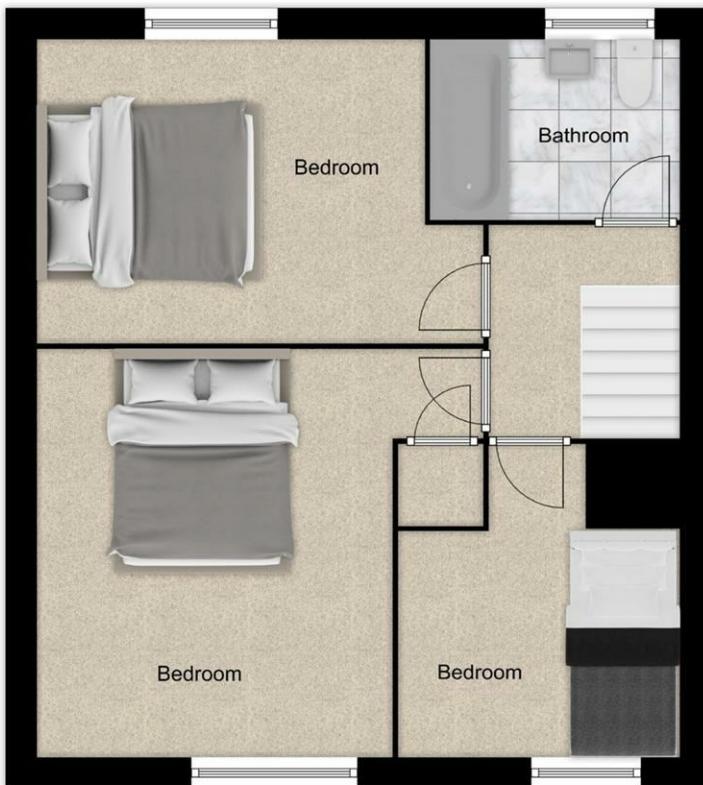
Tenure - Freehold

Council Tax Band - B

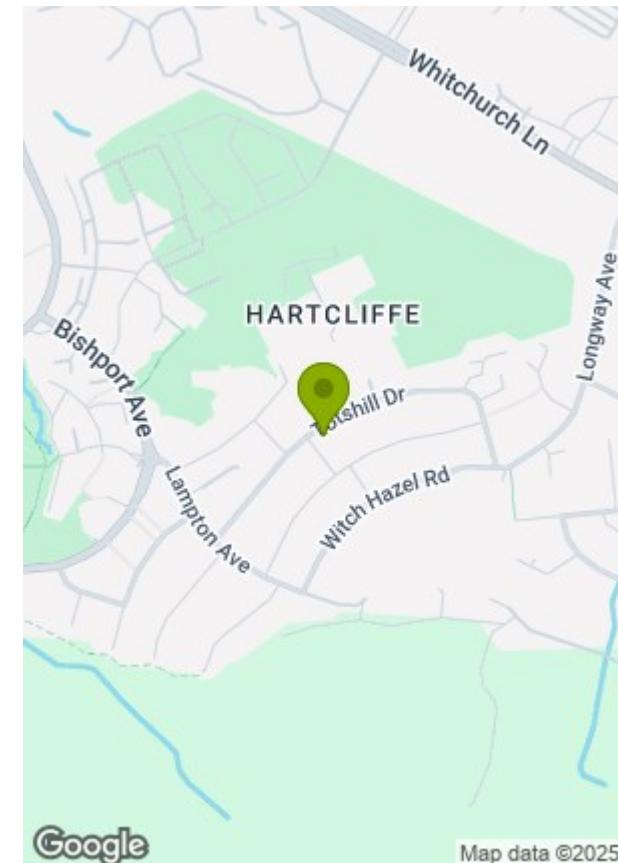
- Energy Rating - C
- Mid Terrace Family Home
- Cosy Sitting Room
- Enclosed Rear Garden
- No Onward Chain
- Totshill Drive
- Three Bedrooms
- Modern Kitchen Diner
- Off-Street Parking
- Walking Distance To Hartcliffe City Farm







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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			