



Balmain Street, Totterdown, Bristol, BS4 3BX

Guide Price £300,000

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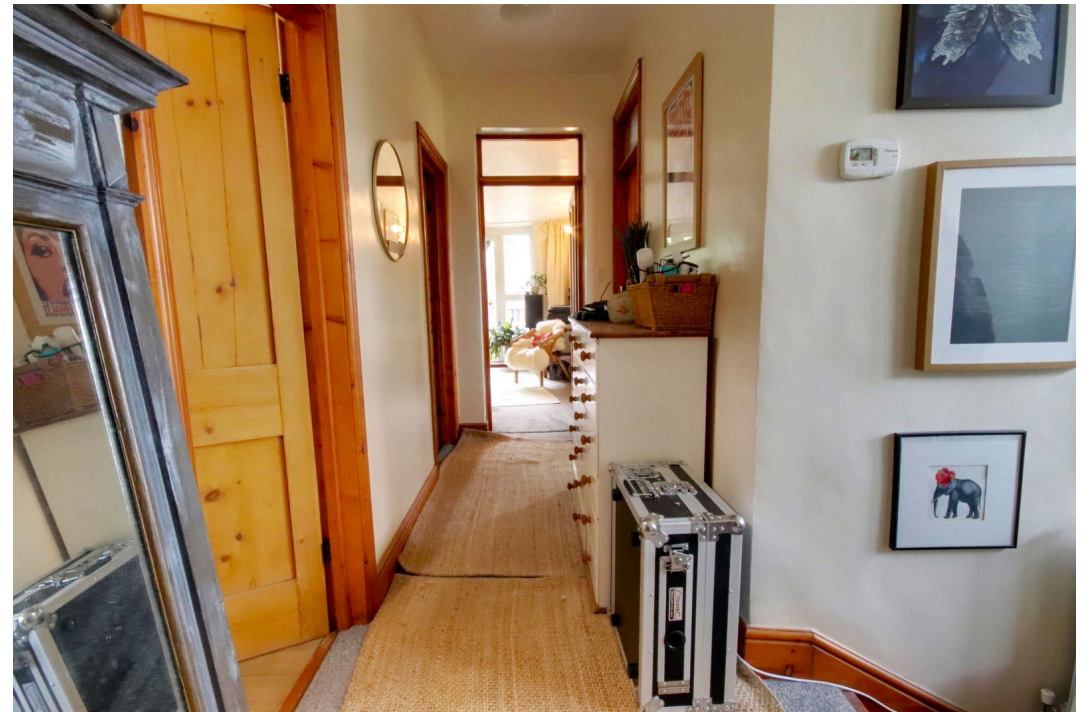
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Quote Reference NF0664 To Arrange Your Viewing

Nestled at the end of a peaceful street in Bristol City, this Victorian garden flat offers a tranquil retreat with stunning views overlooking the city. The property features a spacious entrance hall leading along the inner hall to a charming kitchen dining room with panoramic city views and access to a private rear garden, perfect for enjoying al fresco meals. The cosy living room boasts French doors also opening onto the garden, creating a seamless indoor-outdoor living experience. Additional highlights include a utility room, a modern shower room, and a lovely double bedroom with bay windows and an iron fireplace. The westerly-facing rear garden is a low-maintenance sun trap, ideal for relaxation. Balmain Street in Bristol City is a peaceful neighbourhood just a short walk into the city making it a prime location for those seeking a blend of culture and convenience.





Entrance Hall

Door to the side aspect with a double glazed window to the side radiator and tiled flooring with steps up to the hallway.

Hall

Walkway leading to all of the internal rooms

Kitchen/Dining Room

6.29m x 2.86m (20'7" x 9'4")

Double door and window to the rear aspect with two double glazed windows to the side aspect, a range of wall and base units with laminate work surfaces, wall mounted boiler, stainless steel sink/drainer with mixer tap, integral oven and grill, electric four ring hob, extractor hood over, integral dish washer, space for a fridge/freezer, radiator and a vinyl floor.





Living Room

4.03m x 3.31m (13'2" x 10'10")

Double glazed French doors and windows to the rear aspect, radiator and a television aerial.

Utility Room

2.14m x 1.17m (7'0" x 3'10")

Fitted shelving, laminate work surface, space to stack a washing machine and tumble dryer with vinyl flooring.

Bedroom

4.3m x 3.66m (14'1" x 12'0")

Double glazed Sash bay window to the front aspect, coved ceiling, ceiling rose, picture rail, iron fire place with stone hearth, wooden mantle surround and a radiator.



Shower Room

2.4m x 1.81m (7'10" x 5'11")

Extractor fan, fitted double cupboard partially glazed, partially tiled walls, chrome towel radiator and a vinyl floor. There is a three piece suite comprising a vanity unit with marble top and inset wash hand basin, low level WC and a double walk in shower cubicle with glass screen and a mixer shower over.

Rear Garden

7.62m x 6.55m (25'0" x 21'5")

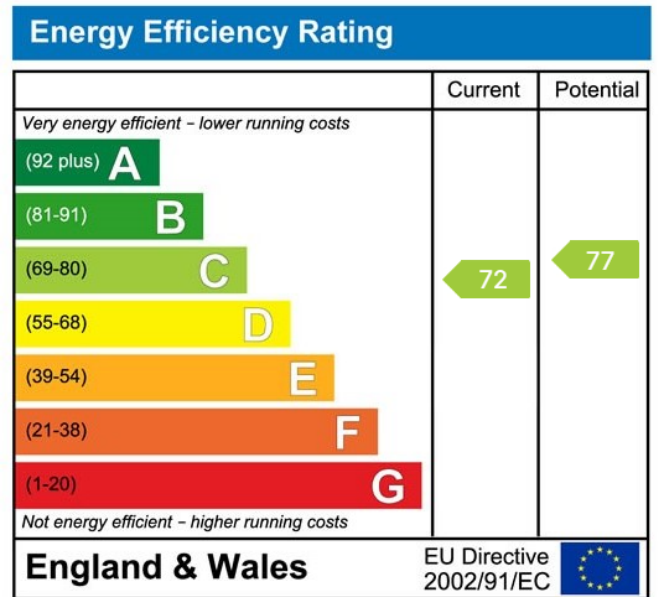
Enclosed by walls with a side access gate, Westerly facing, laid to patio paving with steps to the lower level. Outside tap, light and a storage shed.

Agents Notes

The property has a crossover lease with the apartment above. There is no annual ground rent or management fee







GROUND FLOOR

689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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