

## Summer Hill, Totterdown, BS4

Cj Hole are delighted to bring to market this lovely, three storey, two bedroom Victorian terraced home in Totterdown.

Asking Price £350,000

EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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- Victorian terrace
- Three storeys
- Two Large Double bedrooms
- Bay window
- Two reception rooms
- Lovely fitted kitchen
- Period features
- Close to Paintworks, Wells Road, and Temple Meads
- Great condition

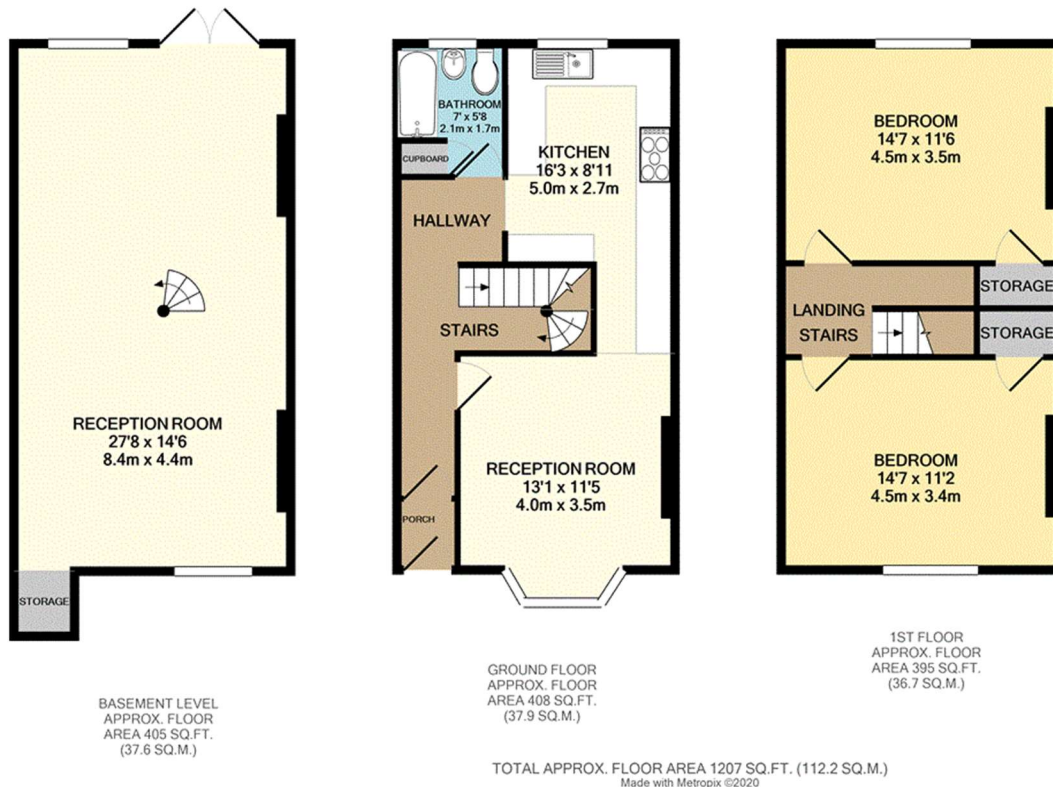
This property offers a fantastic, full height basement level which has been converted into an expansive second reception room, currently used as a comfortable snug and music room. This space leads directly out to the garden.

The ground floor is comprised of a reception room with bay window and period fireplace, a new fitted kitchen

featuring integrated dishwasher and fridge freezer, as well as a range cooker in the open chimney breast, and a white three-piece suite bathroom with shower over bath. The first floor is given over to two large double bedrooms, both benefitting from fitted storage cupboards.

Summer Hill is situated near the Wells Road and Paintworks, which both offer a host of independent restaurants, bars, cafes and shops, as well as easy access to Temple Meads and the city centre. Further transport links that move in, out, and around the city are a short walk away.

This property has been maintained well, in great condition throughout, and viewings are highly recommended.



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