



3 Fordell Place, Bristol , BS4 3BP

Price Guide £350,000

- 3D VIRTUAL TOUR
- Two DOUBLE Bedrooms
- Stylish Kitchen
- Enclosed Rear Garden
- Within Hillcrest Primary Catchment!
- NO ONWARD CHAIN!!
- Open Dining Room
- White Bathroom Suite
- Short Walk To Arnos Vale Cemetery
- Energy Rating - C

SHORT WALK AWAY FROM ARNOS VALE CEMETERY!! A fantastic Victorian Terrace home situated in the popular UPPER TOTTERDOWN, on Fordell Place. The property is presented to a very high standard and offers a great mix of period features alongside modern contemporary living with accommodation comprising a entrance vestibule, a welcoming entrance hallway with a corbelled arch, a bay fronted sitting room with an open fireplace, a open dining room and a stylish kitchen. The kitchen includes all integrated appliances and the dining room allows access to the rear garden. Upstairs, there are two DOUBLE bedrooms and a white bathroom suite. Outside, there is a low level wall enclosed front courtyard and a private garden at the rear split between patio & gravel with an out building and rear access. In addition the property is uPVC Double Glazed, gas centrally heated and is within the catchment area for the popular Hillcrest Primary School. The charming shops, eateries and independent businesses of the Wells Road are just a few moments walk away, also offering good bus routes to Temple Meads and the City Centre. Property in this location is always highly sought after and an early appointment to view is thoroughly recommended.

SITTING ROOM 12'11 bay x 11'09 max (3.94m bay x 3.58m max)

DINING ROOM 13'00 x 15'06 max (3.96m x 4.72m max)

KITCHEN 13'04 x 7'01 (4.06m x 2.16m)

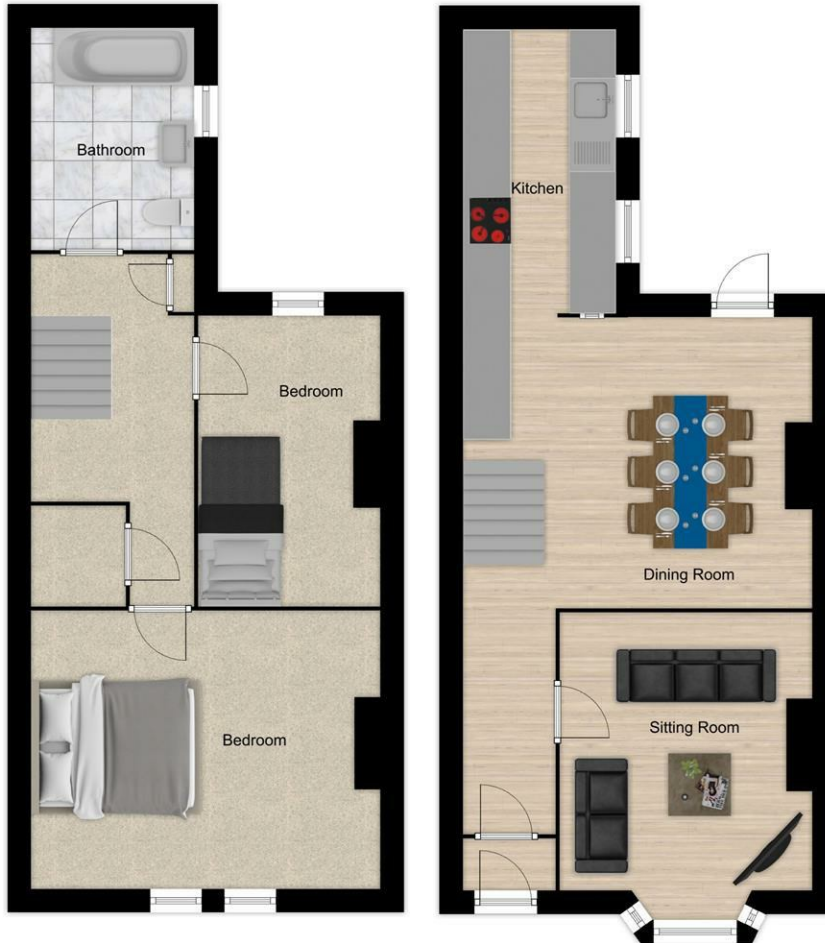
BEDROOM ONE 11'06 x 15'01 (3.51m x 4.60m)

BEDROOM TWO 12'09 x 9'09 (3.89m x 2.97m)

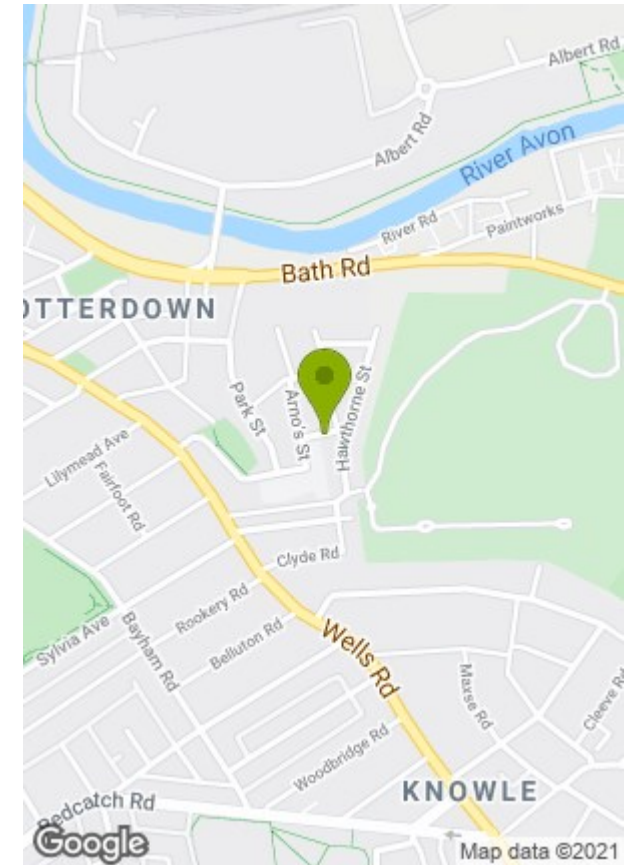
BATHROOM 10'06 x 7'00 (3.20m x 2.13m)







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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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