



Green Street, Bristol

- Requires Renovation
- No Chain
- uPVC Double Glazing
- 0.2 Miles To Victoria Park
- 1.1 Miles To North Street
- Two Bedrooms
- Popular Location
- 0.6 Miles To Temple Meads
- 0.9 Miles To Wapping Wharf
- 0.9 Miles To Board Walk

Guide Price £300,000

HUNTERS[®]
HERE TO GET *you* THERE

Green Street, Bristol

DESCRIPTION

Hunters are pleased to offer for sale this two bedroom victorian home on Green Street, Totterdown. Offered to the market requiring modernisation throughout the property is sure to prove perfect for those looking for a project in this prime location.

Internally the ground floor affords two reception rooms and three piece shower room sitting at the rear, there is a small lobby allowing access to the garden whilst the cellar is accessible from the entrance hall. Upstairs there are two double bedrooms, both of which span the width of the property, the kitchen has a modern set of units and sits at the rear. Outside the rear garden is well stocked and faces west, making most of the afternoon and evening sun whilst the front offers ample space for a bin and bike storage if required.

Green Street sits in the lower area of Totterdown, popular with young families and first time buyers looking for charming properties within walking distance to Temple Meads station. Totterdown sits under a miles walk to Wapping wharf and the pretty Victoria Park.

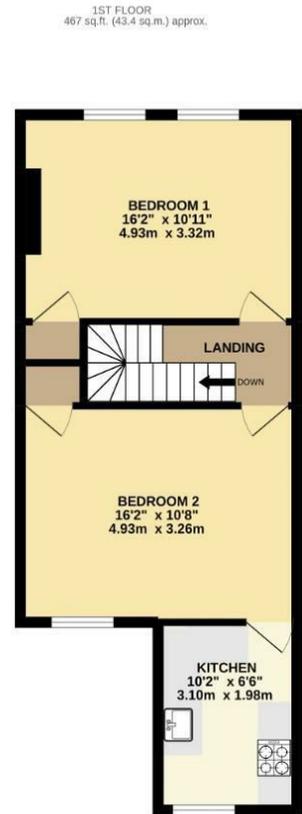
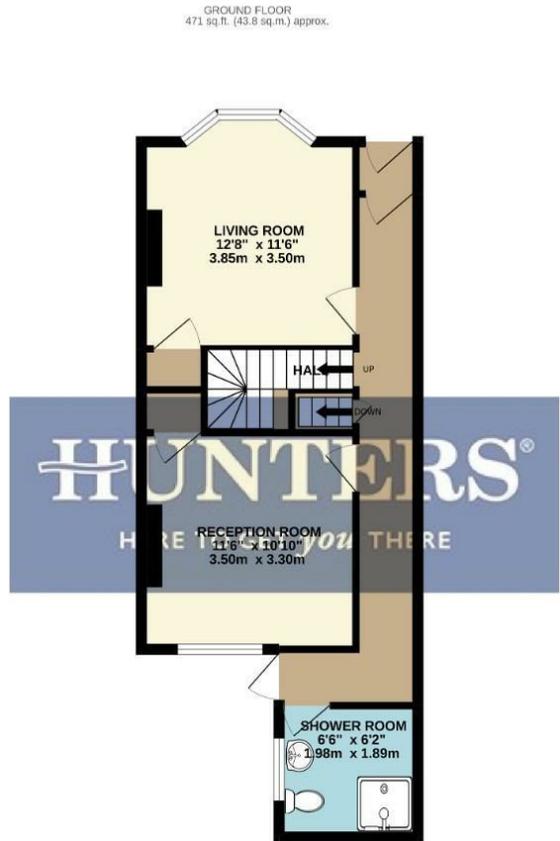
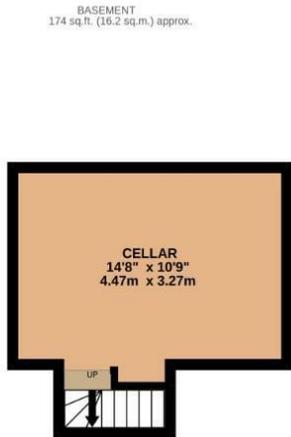
TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - E - Please see below a full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0085-0200-8802-1411-0904>







TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

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