



## 2 Stevens Crescent, Totterdown, Bristol, BS3 4UL

**£365,000**

A beautifully presented 2 bedroom home located in the heart of Lower Totterdown being only a short walk to Bristol City Centre, Temple Meads Train Station, the picturesque Victoria Park and a host of local independent amenities, not forgetting The Bake House, the iconic Banana Boat & The Oxford pub for great live music. local shops and cafe's just around the corner!

The accommodation briefly comprises entrance hallway, lounge with an open fire, a modern kitchen/dining room with appliances included whilst to the first floor are two spacious double bedrooms and fantastic bathroom with separate shower cubicle. Outside the property benefits from a low maintenance, fully enclosed garden with artificial lawn. Offered with no onward chain and ready to move into.



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### Accommodation Comprises

#### Entrance

Wooden front door with a top light into:-

#### Vestibule

Tiled flooring, inset spot lighting, part glazed door into:-

#### Hall



Spindled staircase rising with a storage area under, inset spot lighting, radiator, door into:-

#### Lounge 10'0" x 14'5" (3.06m x 4.4m)



uPVC double glazed windows to the front aspect, period style cast iron fireplace with a wooden mantle, Virgin Media, two radiators, door into:-

#### Kitchen/Diner 10'7" x 12'1" (3.24m x 3.7m)



Fitted with a range of wall and base units with woodblock worktops and tiled splashbacks, inset one and a half bowl drainer sink unit. built-in electric oven and gas hob with an extractor chimney over, integrated fridge freezer, plumbing for dishwasher, column radiator, tiled flooring, double glazed door and a uPVC double glazed window to the rear.

#### Landing



uPVC double glazed window to the rear aspect, balustrade landing, exposed floorboards, doors to, passive ventilation system.

#### Bedroom One 9'10" x 14'9" (3m x 4.5m)



uPVC double glazed windows to the front aspect, stained floorboards, access to the loft space, two radiators.

#### Bedroom Two 9'3" x 9'10" (2.84m x 3m)

uPVC double glazed window the rear aspect, stained floorboards, traditional style radiator.

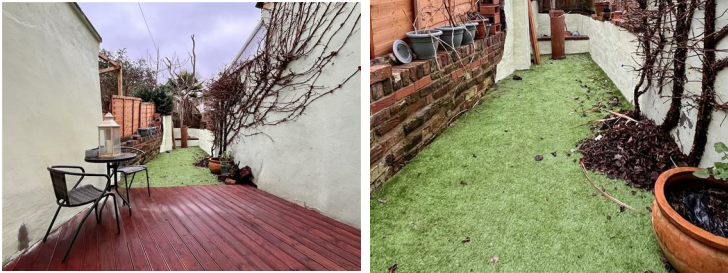
#### Bathroom 8'10" x 7'2" (2.7m x 2.2m)



uPVC double glazed window to the front aspect, fitted with a four piece suite comprising, panelled bath with traditional style fittings, a low level w/c, pedestal wash hand basin and a glazed walk-in shower having a mains shower, metro style tiling, slate tiled floor, cupboard with plumbing for automatic washing machine and housing a Worcester boiler, column radiator, extractor fan.

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Garden



Rear:- Enclosed and boasting a south westerly aspect. Presented to timber decking and artificial lawn.

Additional Image



| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 | 69      | 90                                                                                                          |
| (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  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

