

estate agents **auctioneers**



Flat 3, 206 Wells Road, Totterdown, Bristol, BS4 2AX  
£200,000

A generously proportioned first floor apartment offered to the market with no onward chain.

- First Floor Apartment
- Period Conversion
- Three Piece Bathroom
- Fitted Kitchen
- Generous Proportions

### **The Property**

The mentioned occupies the first floor of a large and attractive semi detached Victorian terrace, the accommodation is light and airy due high ceilings and large windows throughout. A generous hallway greets you upon entry which provides access to the lounge area., three piece bathroom suite ,fitted kitchen and generous bedroom which has pleasant views over the neighbouring properties.

### **Location**

The property is located within the popular suburb of Totterdown with excellent local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and restaurants. Temple Meads and the City Centre are both within walking distance.

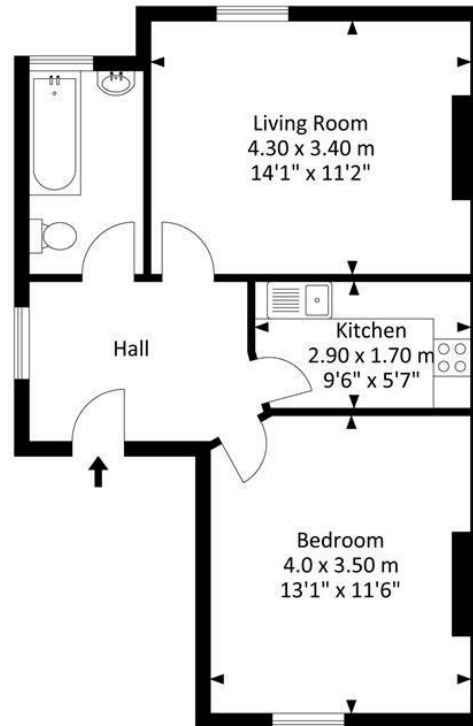
### **Please Note**

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# 206 Wells Road, Totterdown, Bristol, BS4 2AX

Approx. Gross Internal Area  
486.74 Sq.Ft - 45.22 Sq.M



Flat 3

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) | [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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