

estate agents **auctioneers**



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46 Cambridge Street, Totterdown, Bristol, BS3 4TG

£310,000

Hollis Morgan - A pretty Victorian terraced house in need of modernisation and with huge potential to extend / develop. Within Walking distance of Temple Meads and close to other amenities.

- Three Bedroom Victorian Terrace
- Scope to Improve
- Development Potential
- Fantastic Location
- Within Walking Distance to Temple Meads
- Close to Local Amenities

### The Property

Located in the ever popular Totterdown, this three bedroom property forms part of an attractive Victorian terrace within walking distance of Temple Meads train station and close to a range of other local amenities.

Internally, the the property is in need of modernisation but provides the foundations for a super family home in an incredibly popular part of the city. In addition there is huge potential to extend to the rear as well as developing the loft space, subject to the necessary planning consents

The living room is located to the front of the building with a well proportioned kitchen / diner located to the rear overlooking the generous rear garden.

Three good sized bedrooms are located on the first floor with a family bathroom completing the accommodation.

Externally, there is a paved front garden and a large deck and separate patio area to the rear.

### Location

Conveniently located within a fifteen minute walk of Temple Meads Station, a five minute walk of the picturesque Victoria Park and with local pubs, independent restaurants and conveniences moments away, its understandable why Totterdown remains an incredibly popular part of the City.

### Other Information

Freehold

Council Tax Band:

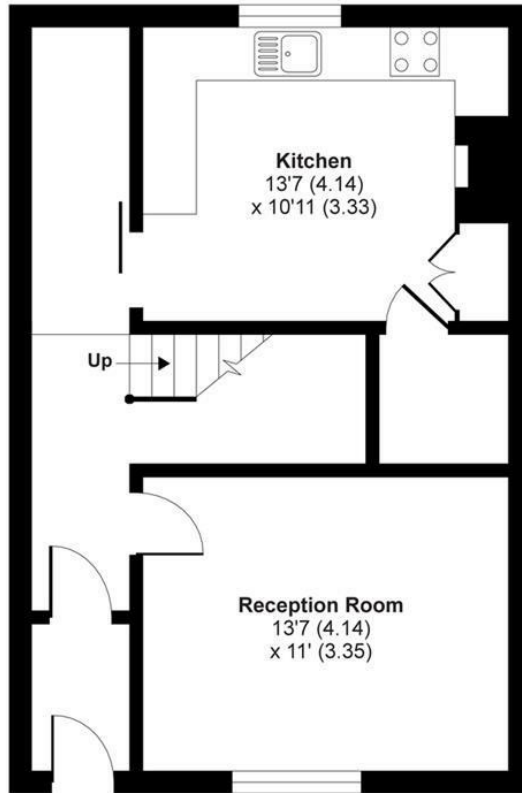
### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

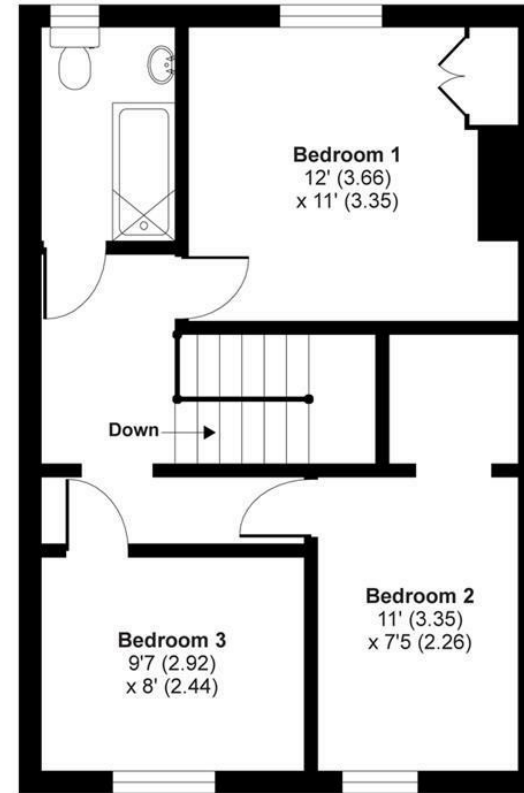


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APPROX. GROSS INTERNAL FLOOR AREA 992 SQ FT 92.2 SQ METRES



GROUND FLOOR



FIRST FLOOR

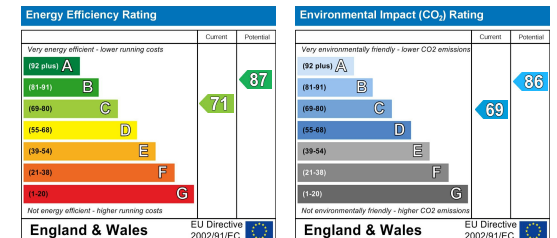
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