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Flat 3, 206 Wells Road, Totterdown, Bristol, BS4 2AX
£210,000

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**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

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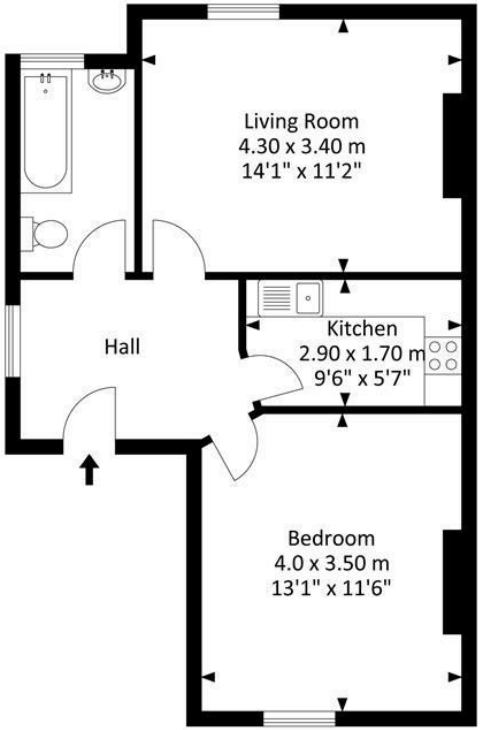
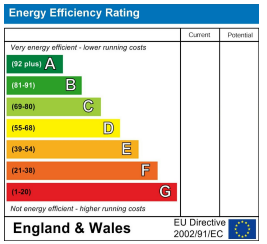
Approx. Gross Internal Area
486.74 Sq.Ft - 45.22 Sq.M

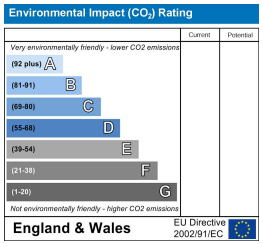



Flat 3

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.





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