



## Gwilliam Street, Bristol

- Victorian Home
- Separate Reception Room
- Period Features
- 0.1 Miles To Victoria Park
- 1.0 Mile To Temple Meads Station
- Beautiful Kitchen/ Diner
- Two Bathrooms
- Views Over The City
- 0.5 Miles To North Street
- 1.1 Mile To Wapping Wharf

**£462,500**

**HUNTERS®**  
HERE TO GET *you* THERE

# Gwilliam Street, Bristol

## DESCRIPTION

Hunters are thrilled to offer to the market this beautifully presented three bedroom period home sitting on Gwilliam Street, Windmill Hill just 100 yards from the pretty Victoria Park.

Having been lovingly cared for by the present owner over the last few years the property is sure to prove perfect for any first time buyers or young families looking for a period home thats ready to move in to. Internal accommodation comprises a front reception room complete with bay window, whilst the kitchen has been tastefully opened up to include a 'shaker' style kitchen, ample space for a large dining table with return extension boasting french doors and lantern sky light.

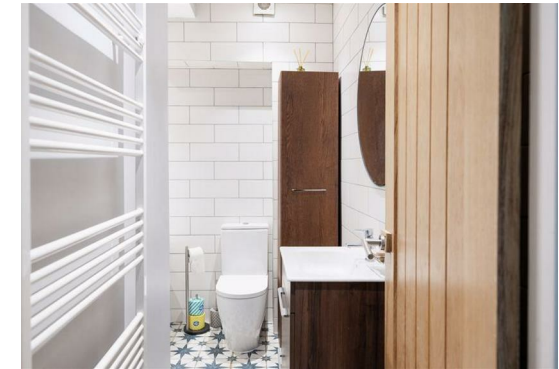
Upstairs there are three bedrooms two of which will fit double beds whilst the third is an ideal single or study. The rear garden faces west and not only affords a level stoned area but also a raised decked, making most of the stunning view over the city.

Gwilliam Street sits on Windmill Hill, an area popular with families and first time buyers alike due to its proximity to the pretty Victoria Park which is just 100 yards away. There is a convenience store & Bedminster station just a stones throw away whilst Temple Meads sits 1.0 mile away for those requiring access to London.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - C - Please see below link for full epc;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0541-2848-6782-2020-3631>









TOTAL FLOOR AREA - 1137 sq.ft. (105.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix 5/2023

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



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