



Windsor Terrace, Bristol

- Three Storey
- Popular Location
- Freehold
- 0.6 Mile Walk To Temple Meads
- 1.2 Miles To Bristol's Waterfront
- Flexible Accommodation
- Large Rear Garden
- 0.1 Mile Walk To Victoria Park
- 1.0 Mile Walk To Wapping Wharf
- 0.6 Miles To Arnos Vale

£430,000

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Windsor Terrace, Bristol

DESCRIPTION

Hunters are proud to present this three bedroom, three storey victorian home sitting on Windsor Terrace, Totterdown. With flexible accommodation spanning three floors, the property is sure to appeal to a range of buyers looking for a charming and adaptable home offered with no onward chain.

Internal accommodation comprises of a living area, four piece bath room to include a walk in shower and the third bedroom (currently a study) sitting on the entrance floor. Moving upstairs there are two double bedrooms both spanning the width of the property. In the basement level sits the kitchen, which overlooks the garden. There is a dining area to the front and cloakroom finishing off the internal accommodation. Outside the front offers ample space for bin/ bike storage whilst the rear is laid with patio and faces west, making most of the afternoon and evening sun.

Windsor Terrace sits in the lower area of Totterdown, popular amongst young families and first time buyers looking for charming properties within walking distance to Temple Meads station. Totterdown sits under a miles walk to Wapping wharf and the pretty Victoria Park, whilst Arnos Vale sits just over half a miles walk away.

TENURE
Freehold

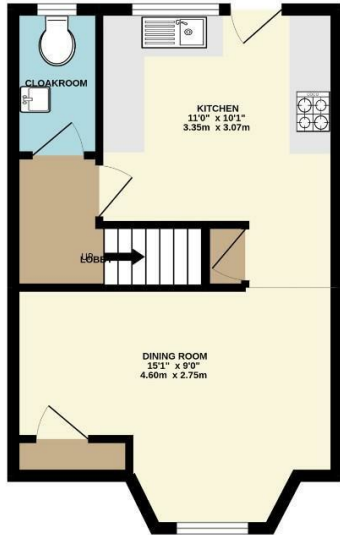
COUNCIL TAX BAND
B

EPC BAND - D - Please see below a full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8935-6728-7060-1668-0922>

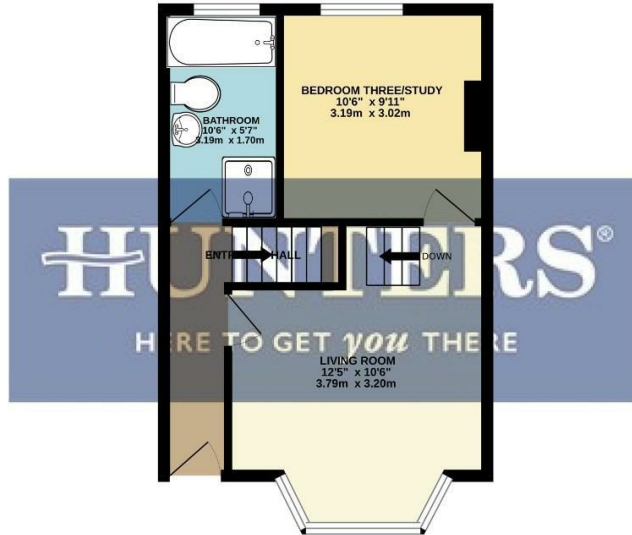




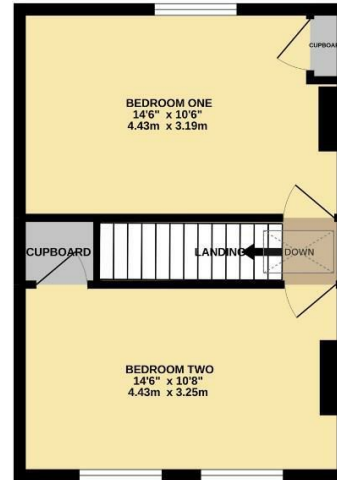
BASEMENT LEVEL
366 sq.ft. (34.0 sq.m.) approx.



GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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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) A		
(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	

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.

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