

Fraser Street, Windmill Hill, Bristol, BS3 4LZ

- Four Bedrooms
- Well Presented Throughout
- Superb Location
- Kitchen/ Diner
- Gas Central Heating
- Three Storey
- Large Garden
- Flexible Accommodation
- uPVC Double Glazed Throughout
- No Onward Chain

Offers In The Region Of £500,000



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DESCRIPTION

We are pleased to be able to offer to the market number 21 Fraser Street, having been well kept and updated by our present vendor its sure to prove perfect for buyers looking for a versatile and spacious (circa 1200sq ft) victorian home sitting in the desirable Windmill Hill.

On the ground floor you are greeted by the entrance porch, which opens to the bay fronted living room. To the rear sits the kitchen/ diner, which spans the width of the property, its been updated to offer a modern suite, there is also a handy utility room tucked away under the stairs. Upstairs, there are two of the double bedrooms, and three piece family bathroom, finishing off this space is the light & airy landing thanks to the skylight, there are also two storage cupboards to boot. Moving to the basement floor are two more double bedrooms and door to the rear garden, which faces west and offers a blank canvass for any intending buyer to make their own.

Fraser Street sits in the vibrant Windmill Hill, an area popular with first time buyers and families alike due to its varied housing stock, proximity to access links and good schooling. This particular home sits just a stones throw from the pretty Victoria Park, the property also sits under a miles walk to North Street, Wapping Wharf and Temple Meads station.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC Band - D - Please see below full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/7434-3027-0300-0005-6296>

living room
11'9" x 10'11"

kitchen/ diner
15'0" x 12'0"

bedroom one (first floor)
15'0" x 10'11"

bedroom two
12'0" x 8'0"

bathroom
12'0" x 6'4"

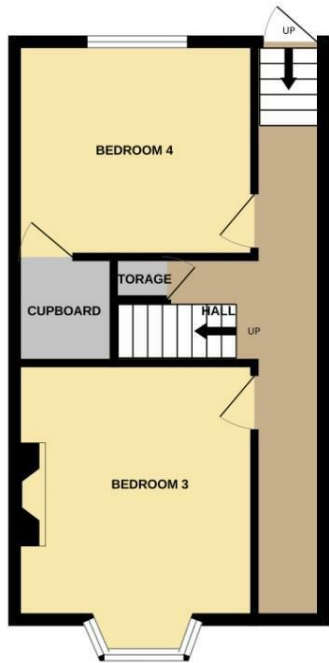
bedroom three (basement floor)
11'9" x 10'11"

bedroom four
11'2" x 10'1"





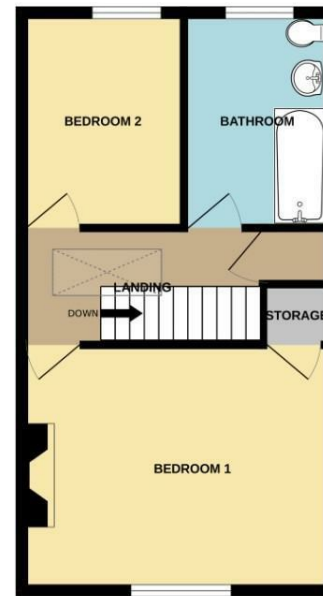
LOWER GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



HALL FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1238sq.ft. (115.0 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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



165 East Street, Bedminster, BS3 4EJ
Tel: 0117 953 5375 Email: bedminster@hunters.com <https://www.hunters.com>

