



Windsor Terrace, Bristol

Hunters are thrilled to offer this immaculate victorian home just 100 yards from Victoria Park

Guide Price £500,000

Council Tax: B



Windsor Terrace, Bristol

DESCRIPTION

Hunters are proud to present this charming three bedroom, three storey victorian home sitting on Windsor Terrace, Totterdown. Lovingly updated by the current vendors the home is sure to prove perfect for anyone wanting a versatile home in stunning condition throughout.

The ground floor accommodation comprises of a large living room with victorian fireplace, three piece shower room to include a walk in shower and third bedroom currently used as an office. Moving upstairs there are two double bedrooms and beautiful three piece bathroom complete with roll top bath. The basement level offers a beautiful open plan kitchen/ living space spanning the length of the property, there is access out to the rear garden and independant access to the front. Outside the front offers ample space for bin/ bike storage whilst the rear is laid with patio and offers ample space for a BBQ and seating area, finishing off the accommodation is the garden studio, which is complete with power and internet access.

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 just 100 yards to 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/9372-2866-6129-9601-8135>

Kitchen/ living room

23'7" x 15'7"

living room

12'9" x 11'5"

study/ bedroom three

11'7" x 9'6"

bedroom one

12'2" x 11'5"

bedroom two

11'9" x 9'11"

bathroom

6'5" x 5'8"

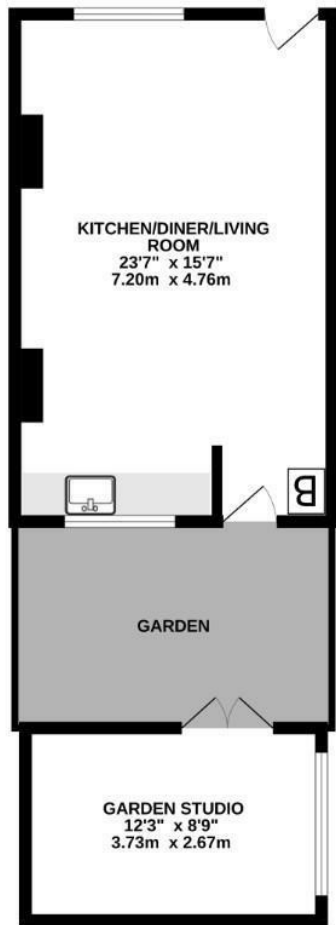
garden studio

12'2" x 8'9"

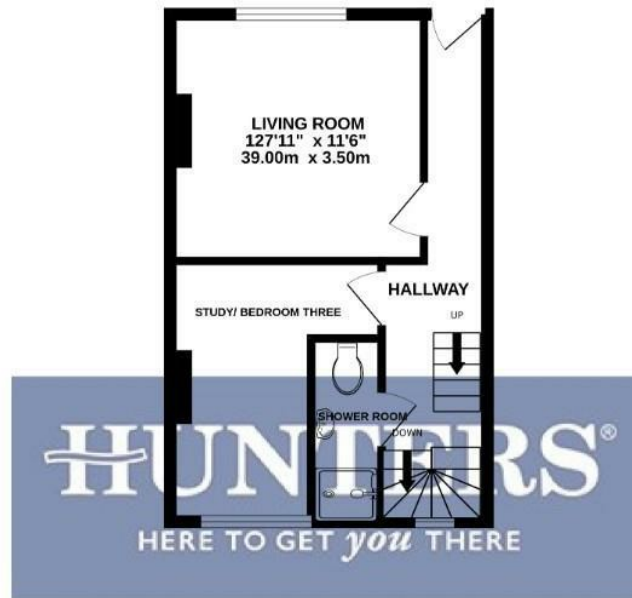




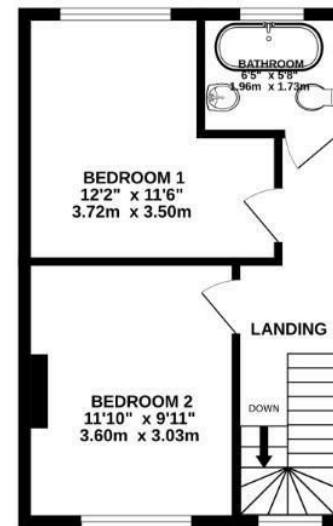
BASEMENT LEVEL



GROUND FLOOR

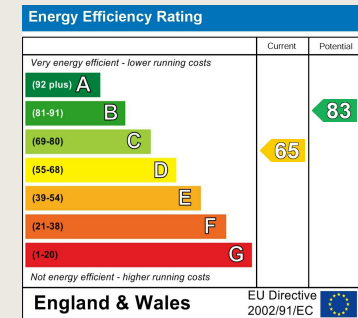


1ST FLOOR



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.



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.

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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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