



Eldon Terrace Windmill Hill

£435,000

- **3D INTERACTIVE TOUR**
- **Period End Terrace Home**
- **Sitting Room & Separate Dining Room**
- **Ground Floor Bathroom & Upstairs W.C.**
- **Enclosed Rear Garden**
- **NO ONWARD CHAIN**
- **Three Bedrooms**
- **Recently Fitted Kitchen**
- **ROOF TOP CITY VIEWS**
- **Energy Rating - D**

Occupying an elevated position on a charming street with brightly painted houses and far-reaching roof top city views towards Clifton Suspension Bridge and Ashton Court, the perfect spot to enjoy the annual balloon fiesta and fireworks displays. This part of Bedminster has become one of the most sought-after areas in Bristol over recent years, in part because of the strong community feel, excellent nearby schools and the convenience of the location. The stunning 50-acre Victoria Park is right on your doorstep. Vibrant North Street is only a 10-minute walk away, while Wapping Wharf – home to a wide range of bars, restaurants and shops, takes 15 minutes. You can reach the city centre in half an hour by foot and Temple Meads Train Station is only a 20-minute walk along the river.

The property is offered with no onward chain and has accommodation comprising a bay fronted sitting room with a period style fireplace, a separate dining room with French doors which lead onto the rear garden, a recently fitted kitchen and a ground floor bathroom. On the first floor there are two double bedrooms, a further single bedroom and a separate W.C. The rear garden is enclosed and has a paved patio & lawned area. Property in this location is always highly sought after so an early appointment to view is thoroughly recommended.

Living Room 14'2" into bay x 11'10" into recess (4.33 into bay x 3.63 into recess)

Dining Room 15'4" into recess x 12'1" (4.68 into recess x 3.70)

Kitchen 10'6" x 7'9" (3.21 x 2.38)

Bathroom 8'6" x 6'8" (2.61 x 2.05)
both at max

Bedroom One 15'7" into recess x 11'10" (4.75 into recess x 3.61)

Bedroom Two 11'11" into recess x 11'10" (3.65 into recess x 3.63)

Bedroom Three 7'11" x 7'8" into recess (2.43 x 2.35 into recess)

First Floor Cloakroom 4'9" x 2'6" (1.47 x 0.77)

Tenure - Freehold

Council Tax Band - B



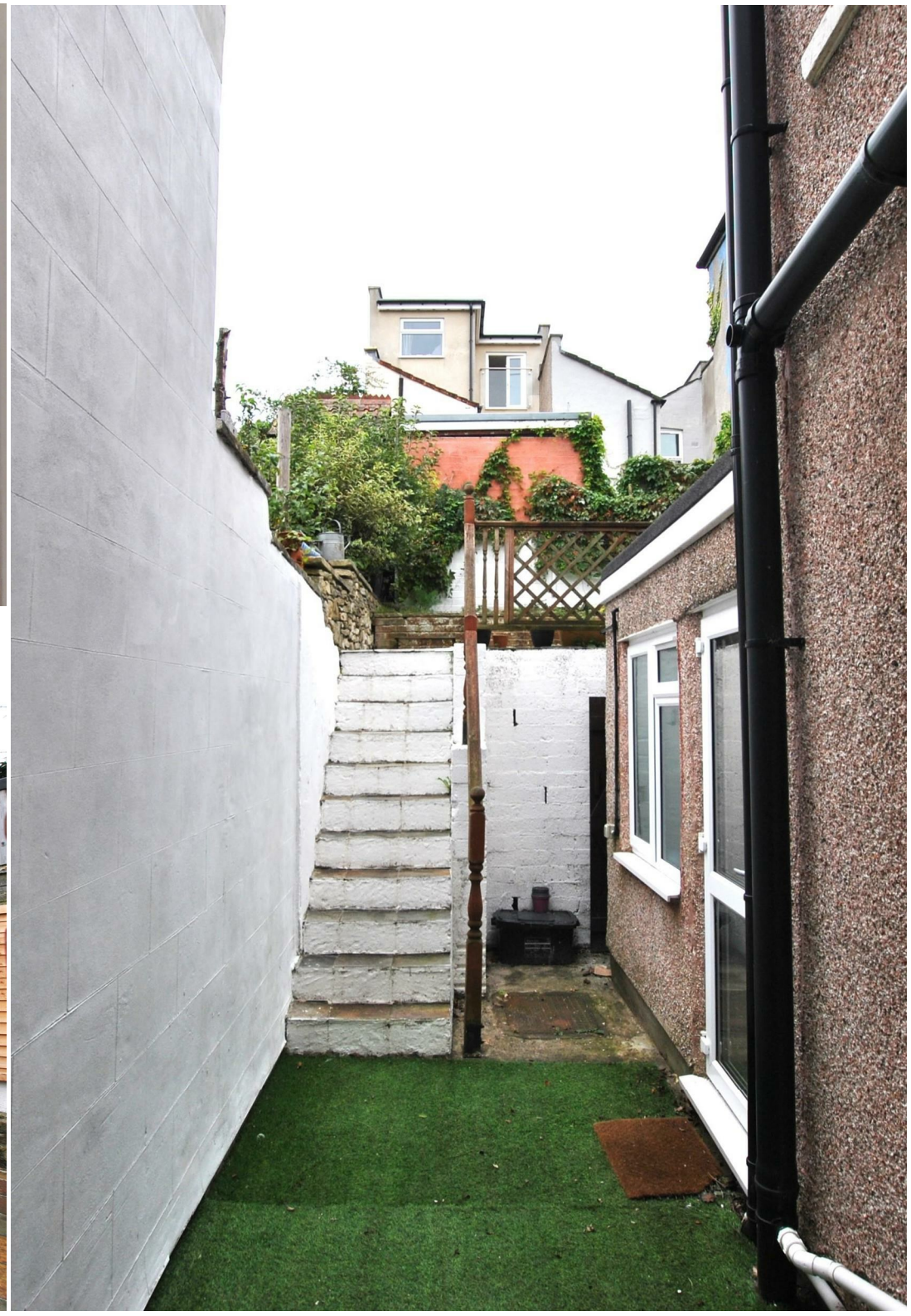
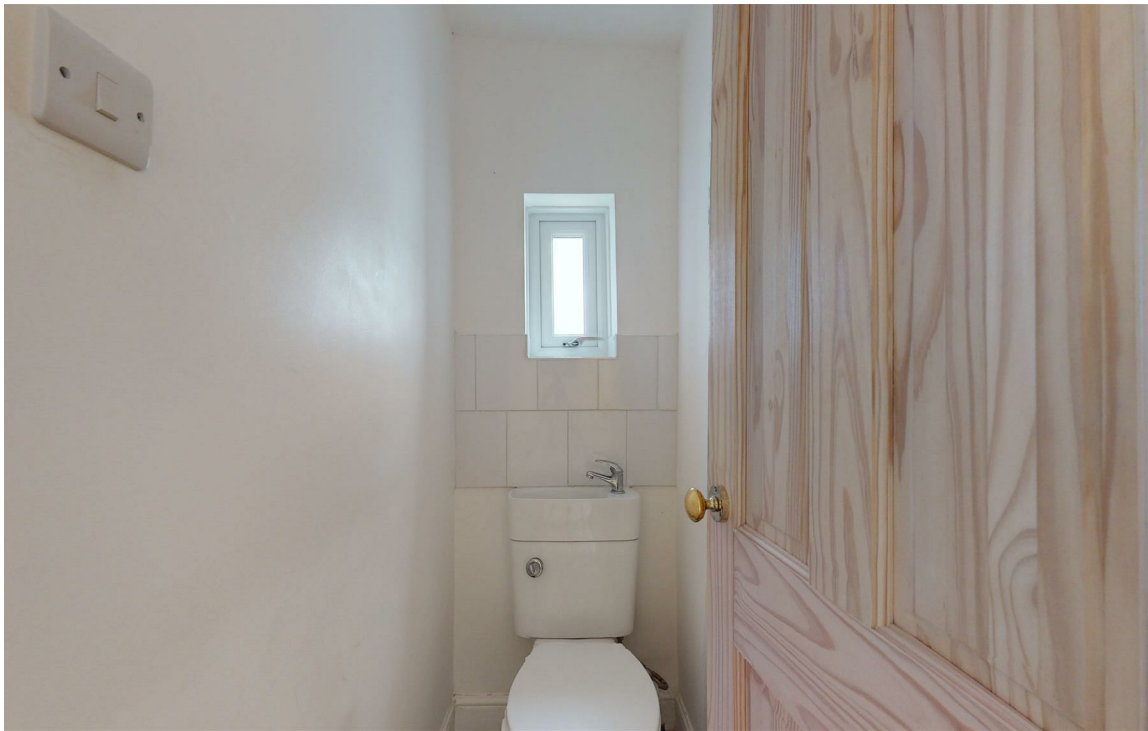






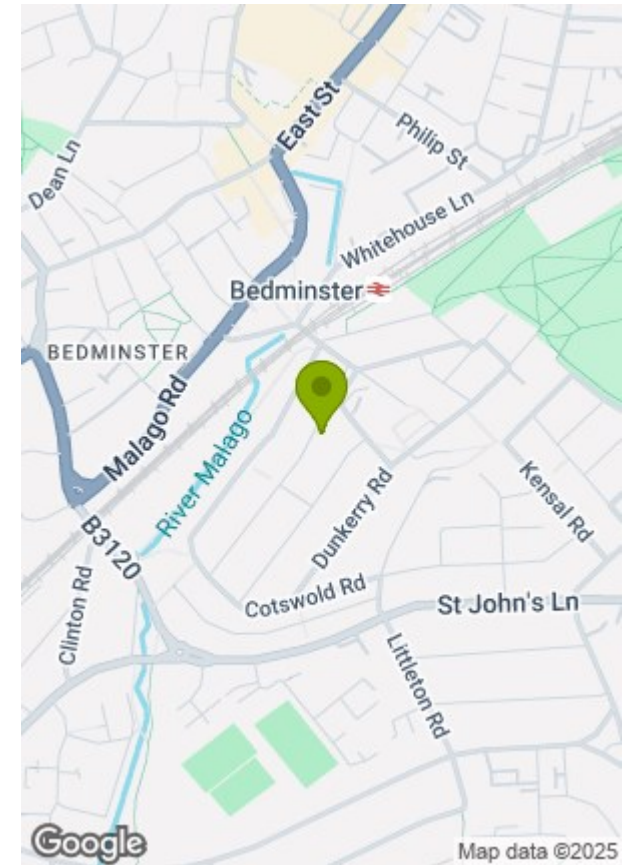








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	57	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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