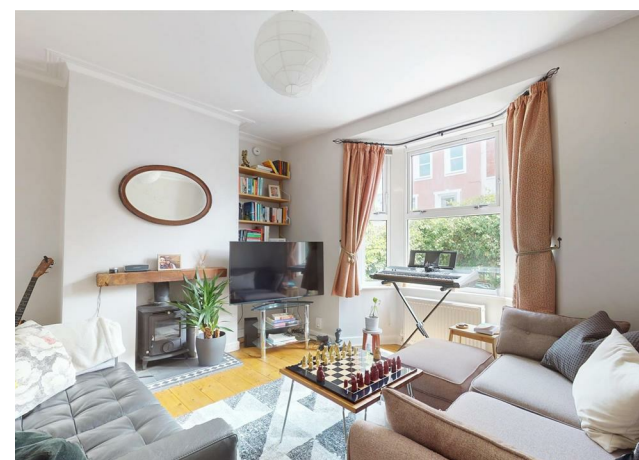




- **3D INTERACTIVE TOUR**
- **Period Terrace Home**
- **Sitting Room**
- **Stylish Upstairs Bathroom**
- **No Onward Chain**

- **Vibrant Lower Totterdown**
- **Two Bedrooms**
- **Kitchen / Dining Room**
- **New Roof Installed in 2024**
- **Energy Rating - D**

Charming Victorian Home on Sought-After Windsor Terrace, Totterdown

Located on the picturesque Windsor Terrace in ever-popular Totterdown, this beautifully presented Victorian home seamlessly blends period charm with modern living. Lovingly maintained by the current owner, the property offers a warm and inviting atmosphere from the moment you step through the door.

The ground floor features a welcoming entrance hallway leading to a light-filled sitting room, complete with exposed wood flooring and a cosy log burner—perfect for relaxing evenings. To the rear, a stylish and contemporary kitchen/diner opens directly onto the garden, offering a practical and social space ideal for both everyday living and entertaining.

Upstairs, you'll find two generously sized double bedrooms, each benefiting from built-in storage, along with a sleek, white bathroom suite featuring a shower over the bath.

Outside, the good-sized rear garden is fully enclosed, offering privacy and tranquility. It boasts a decked patio area ideal for al fresco dining, while the remainder is laid to lawn with landscaped borders.

Further benefits include a newly installed roof in 2024, providing peace of mind and long-term value.

Just a short walk from the beautiful Victoria Park and the city centre is a 25 minute walk whilst Temple Meads Station is a 15 minute walk. For a quiet evening out with friends or family, there are gastro-pubs such as Star & Dove and The Victoria Park close by. The iconic Banana Boat and Bakehouse Bakery are also just a stones throw away. A little further away, there is an abundance of shops and restaurants along the Wells Road and local primary schools are also close at hand. Wapping Wharf, situated on Bristol's historic floating harbour, boasts some of the best bars, restaurants and lifestyle shops in the area and can be reached on foot in half an hour.

Living Room 12'7" into recess x 12'6" into bay (3.86 into recess x 3.82 into bay)

Kitchen/Diner 16'0" x 11'1" (4.89 x 3.40)

Bedroom One 15'11" x 10'7" (4.86 x 3.23)

Bedroom Two 11'3" x 9'5" into max (3.43 x 2.88 into max )

Bathroom 7'8" x 6'0" (2.36 x 1.83)

Tenure - Freehold

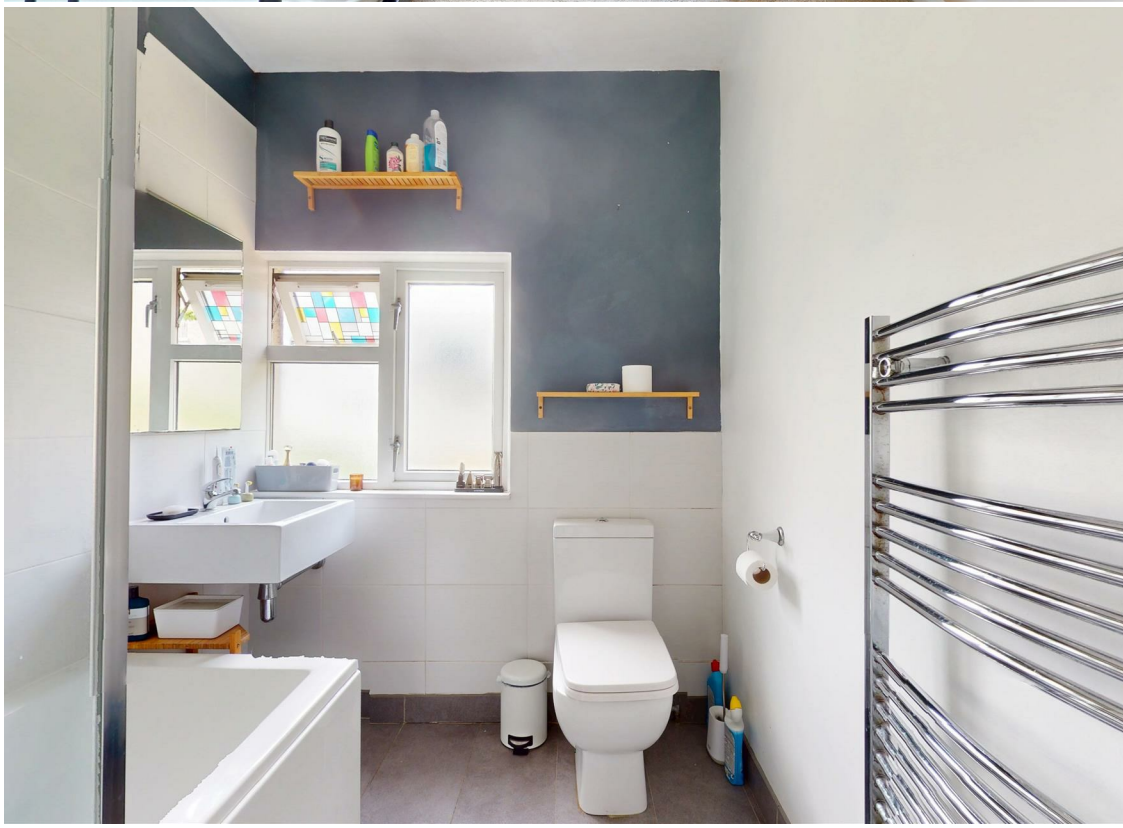
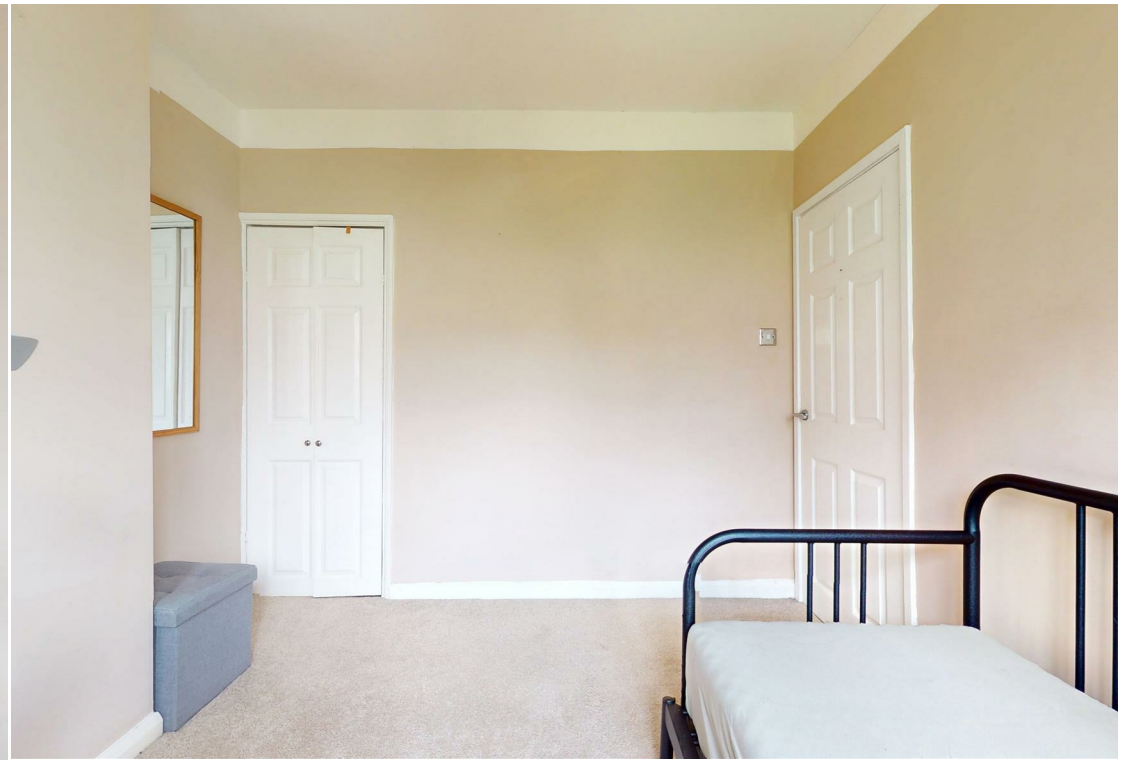
Council Tax Band - B



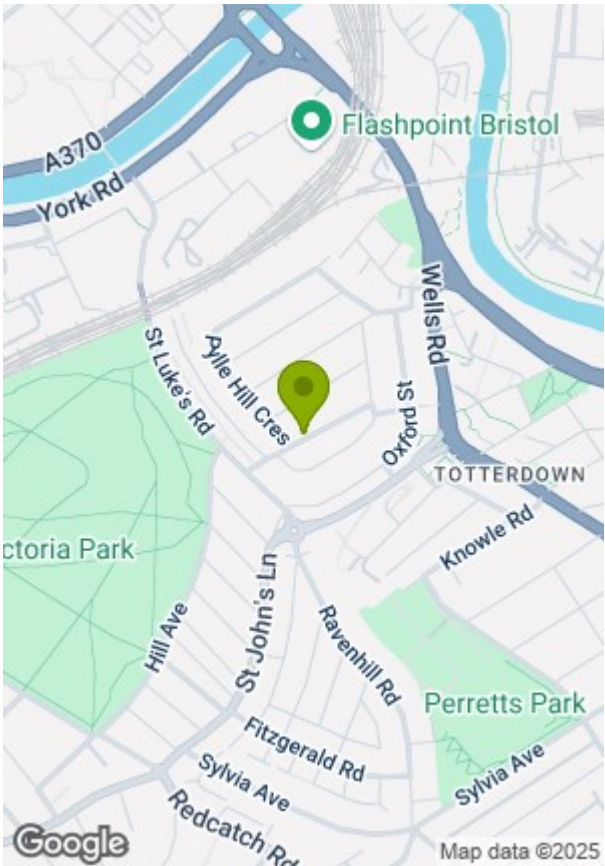












| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         | 83        | (82 plus) A                                                     |                         | 83        |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   | 65                      |           | (55-68) D                                                       | 61                      |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.