



Windsor Terrace, Totterdown

£495,000

- **Victorian Home**
- **Over 1700 SQ FT**
- **2/3 Reception Rooms**
- **Four Piece Bathroom & WC**
- **EPC - C**

- **3/4 Bed Property**
- **Sought After Location**
- **Expansive Kitchen**
- **Rear Garden & Raised Deck**
- **Tenure - Freehold**

Set on the ever-popular Windsor Terrace in Totterdown, this attractive Victorian home enjoys a vibrant, friendly community and is just moments from independent shops, cafés and eateries, as well as the beautiful Victoria Park.

Offering over 1,700 sq ft (approximately 160 sq m) of flexible accommodation arranged across three floors, this spacious and tranquil three/four double-bedroom home is ideally suited to both modern family life and professional living. Rich in period features, including original floorboards, fireplaces, high ceilings and decorative cornicing, the property combines character and generous proportions rarely found in this sought-after neighbourhood.

Generous living spaces include a front versatile room, a rear living room with iron-faced fireplace, an adaptable home office or playroom, and a 15ft kitchen opening to a pretty, summer sun-filled, low-maintenance walled garden.

Additional highlights include a flexible dining room, lower-ground laundry and WC, and two well-proportioned first-floor bedrooms served by a traditional family bathroom with Victorian bath and walk-in shower.

Combining character, space and versatility, this charming home is perfect for modern family life or professional living in one of Totterdown's most sought-after streets.

Living Room 15'8" x 12'0" (4.78 x 3.66)

Bedroom One 15'10" x 11'6" (4.85 x 3.51)

Bedroom Two 12'11" x 12'0" (3.94 x 3.68)

Bedroom Three 12'11" x 12'4" (3.94 x 3.76)

Dining Room 11'5" x 10'7" (3.48 x 3.23)

Kitchen 15'1" x 10'7" (4.6 x 3.25)

Bathroom 11'8" x 7'4" (3.56 x 2.26)

Snug 11'6" x 7'4" (3.51 x 2.24)

Utility 7'6" x 7'4" (2.29 x 2.24)

WC

Council Tax Band - B

Tenure - Freehold





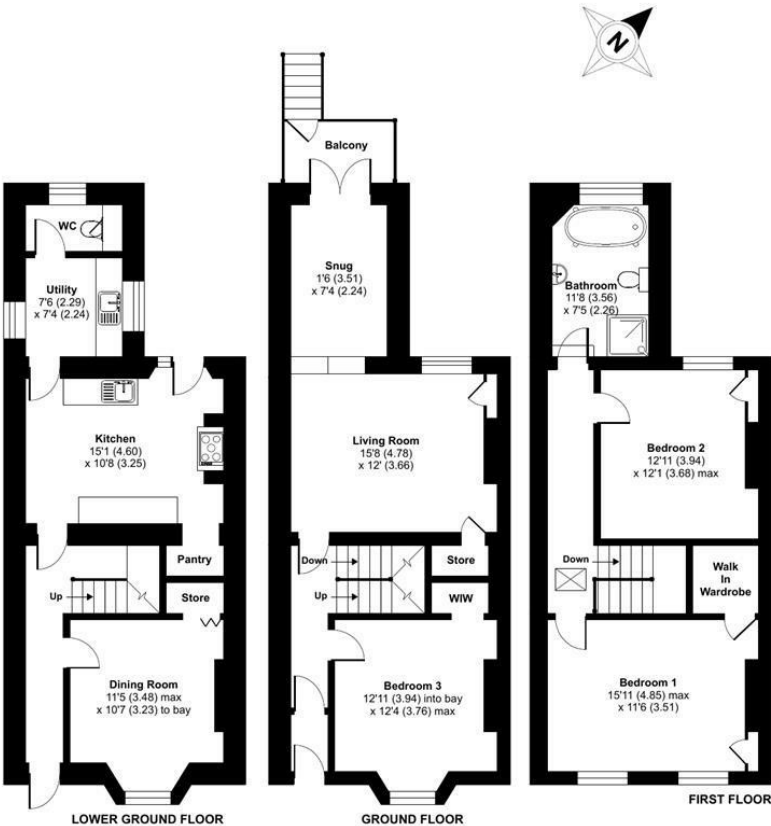




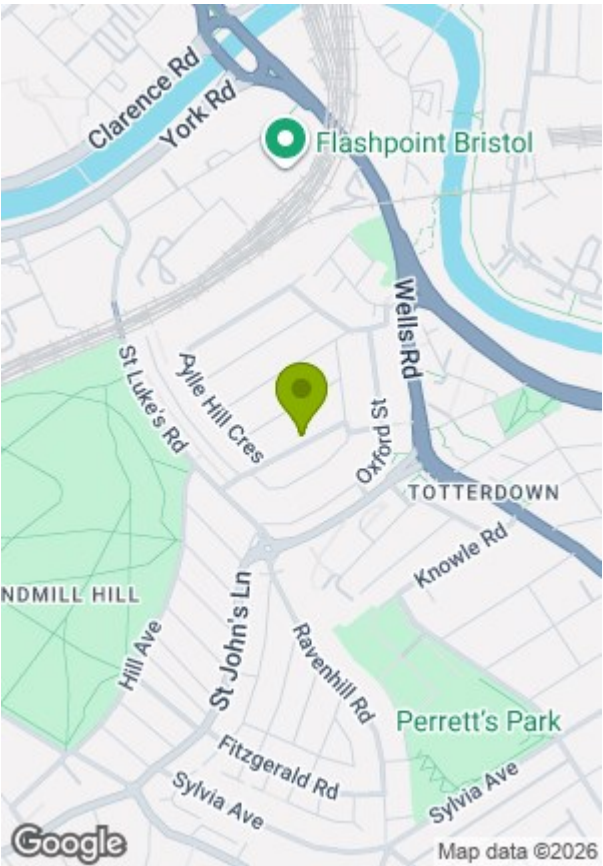


Windsor Terrace, Totterdown, Bristol, BS3

Approximate Area = 1701 sq ft / 158 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



| 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 | 83        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A                                                     |                         |           |
| (61-81) B                                                       |                         |           |
| (40-60) C                                                       |                         |           |
| (21-39) D                                                       |                         |           |
| (1-20) E                                                        |                         |           |
| (1-20) F                                                        |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| 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.