



42 Windsor Terrace, Bristol, BS3 4UG

£400,000

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 flexible accommodation arranged across three floors, this spacious and tranquil two/three 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 with stripped floor boards, a rear reception room or 3rd Bedroom with a period fireplace, a kitchen opening into a dining room and two double bedrooms on the top floor.

Outside, there is a secluded rear garden with a southerly aspect, the perfect space for entertaining friends & family.

Combining character, space and versatility, this charming home is perfect for modern family life or professional living in one of Bristol's most desirable postcodes.

- Three Story Period Terrace
- Sitting Room
- Bathroom
- Vibrant Lower Totterdown Location
- NO ONWARD CHAIN
- Two / Three Bedrooms
- Kitchen & Adjoining Dining Room
- Secluded Rear Garden
- A Two Minute Walk to the Beautiful Victoria Park
- Energy Rating - C

Sitting Room 11'10 x 11'1 (3.61m x 3.38m)

Bedroom Three / Reception Room 12' x 10'4 (3.66m x 3.15m)

Kitchen 11'4 x 10'8 (3.45m x 3.25m)

Dining Room 11'1 x 8'10 (3.38m x 2.69m)

Bathroom 8'2 x 7'2 (2.49m x 2.18m)

Bedroom One 15'5 max x 11'2 (4.70m max x 3.40m)

Bedroom Two 12' x 9'10 (3.66m x 3.00m)

Tenure - Freehold

Council Tax Band - B

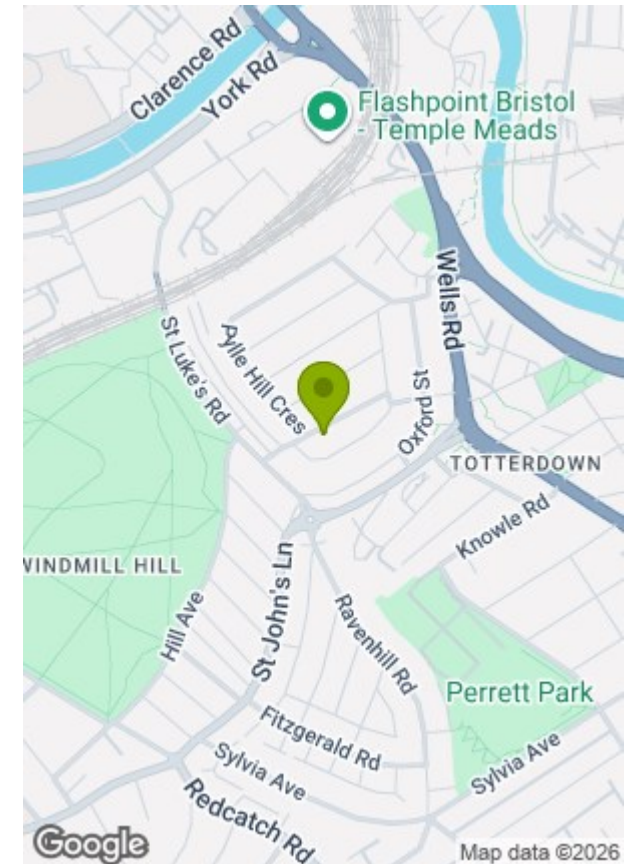
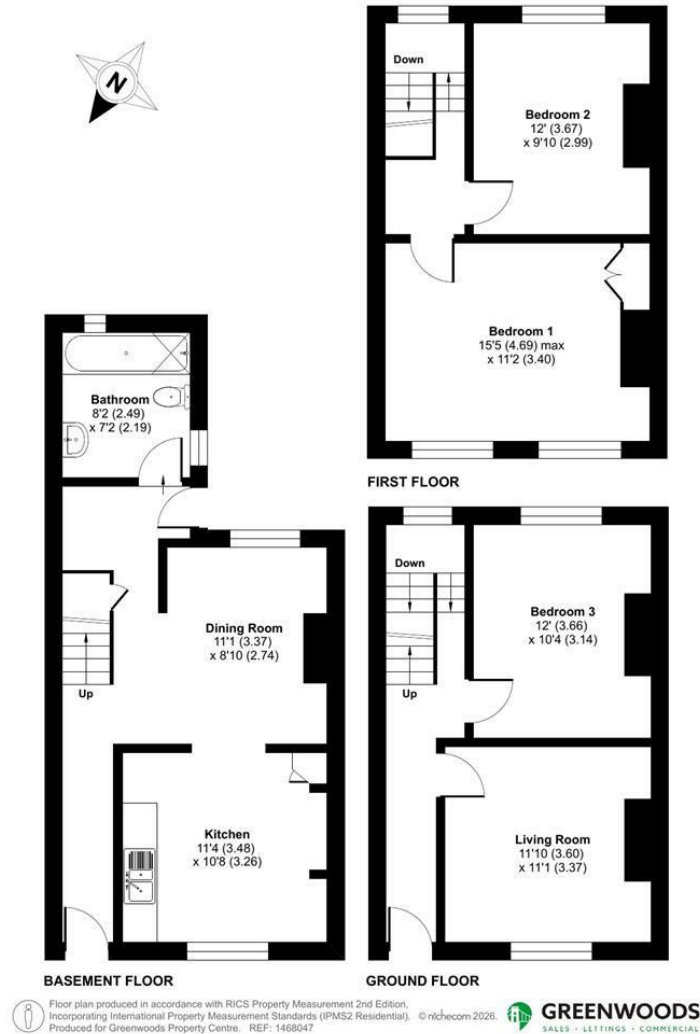




Windsor Terrace, Totterdown, Bristol, BS3

Approximate Area = 1128 sq ft / 104.7 sq m

For identification only - Not to scale



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	75	79	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

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