



Brendon Road, Windmill Hill

Offers In The Region Of £465,000

- **3D VIRTUAL TOUR**
- **Four Bedrooms**
- **Modern Kitchen**
- **Workshop**
- **Short Walk To Victoria Park**
- **1930's Family Home**
- **Open Living Area**
- **Upstairs Bathroom & En-Suite Bathroom**
- **Roof Top City Views**
- **Energy Rating - E**

A STONE'S THROW FROM VICTORIA PARK! A charming 1930's terraced home occupying an elevated position on a QUIET road in Windmill Hill, Brendon Road. This family home has been renovated to a very high standard in recently years and comprises an entrance hallway with storage underneath the stairs, an open living area which includes the sitting/dining room with steps up to the kitchen and breakfast area. The kitchen includes an integrated fridge freezer, dishwasher and a hob & oven. Upstairs, there are two DOUBLE bedrooms, a further single bedroom and a stylish bathroom, whilst the loft was converted in 2022 to provide a sizable double bedroom with en-suite shower room. Outside, there is a raised front garden which is enclosed with a low level wall and to the rear there are steps up from the kitchen which leads to a seating area, with further steps up to the workshop and rear pedestrian access. The property is also offered with gas central heating, double glazing and ROOF TOP CITY VIEWS. Bedminster train station is a moments walk away, ideal for commuters and other local amenities including the Victoria Park Pub & Rising Sun which are both located just a short walk away. The beautiful Victoria Park is also easily accessible and with local shops close by in Bedminster. This property has something for everyone. and would make a fabulous family home. An early appointment to view is thoroughly recommended to fully appreciate & secure.

Open Plan Living 29'0" into bay x 17'2" max (8.85 into bay x 5.25 max)

Bedroom One 11'04 x 9'10 max (3.45m x 3.00m max)

Bedroom Two 11'04 max x 11'05 (3.45m max x 3.48m)

Bedroom Three 10'00 x 6'08 (3.05m x 2.03m)

Bathroom 5'07 x 6'10 (1.70m x 2.08m)

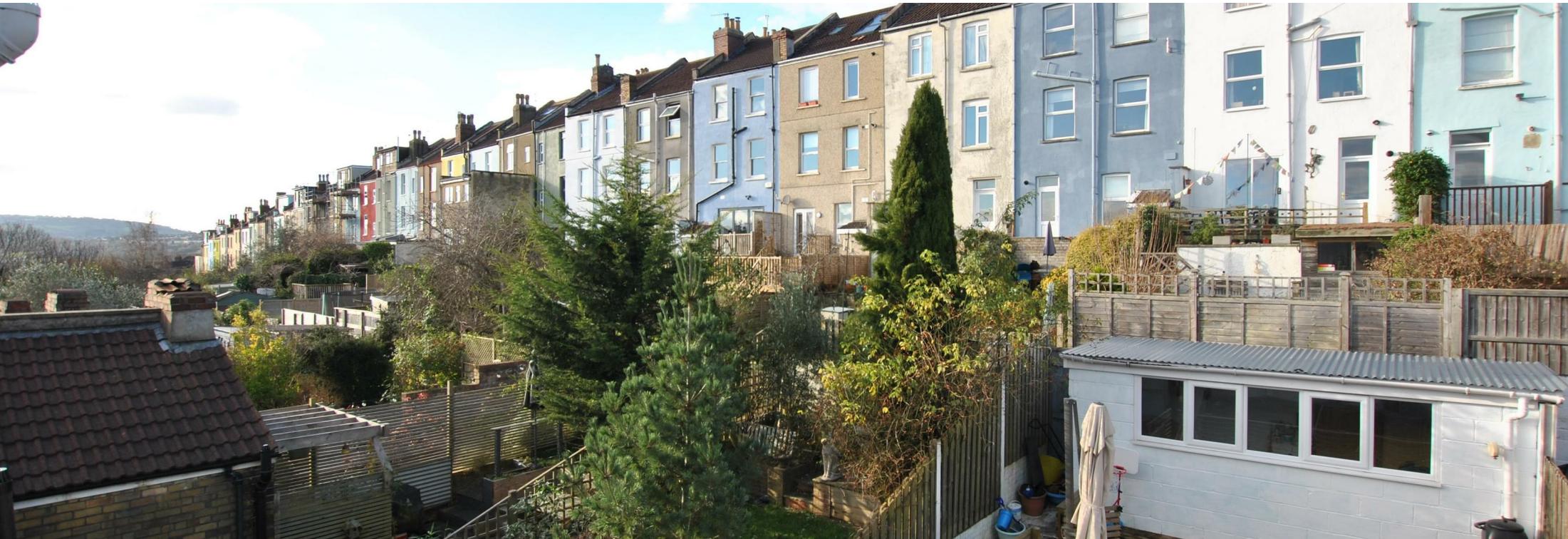
Bedroom Four 17'10" x 11'1" (5.46 x 3.39)

Limited headroom due to sloped ceilings

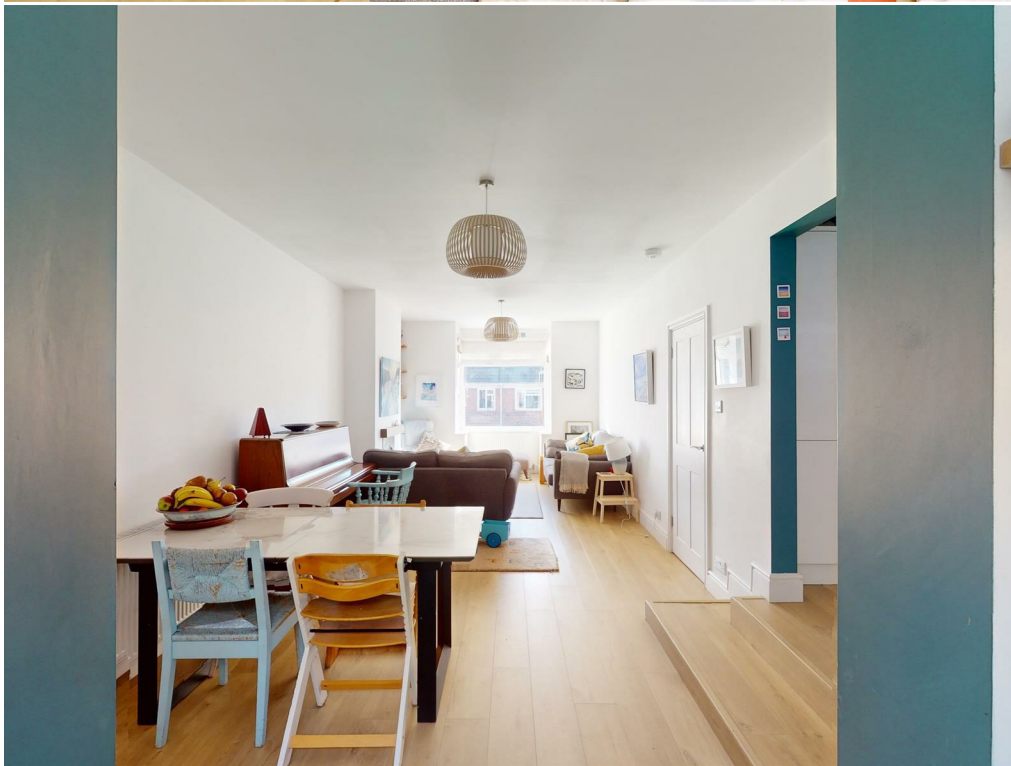
En-Suite Bathroom 5'7" x 4'10" (1.72 x 1.49)

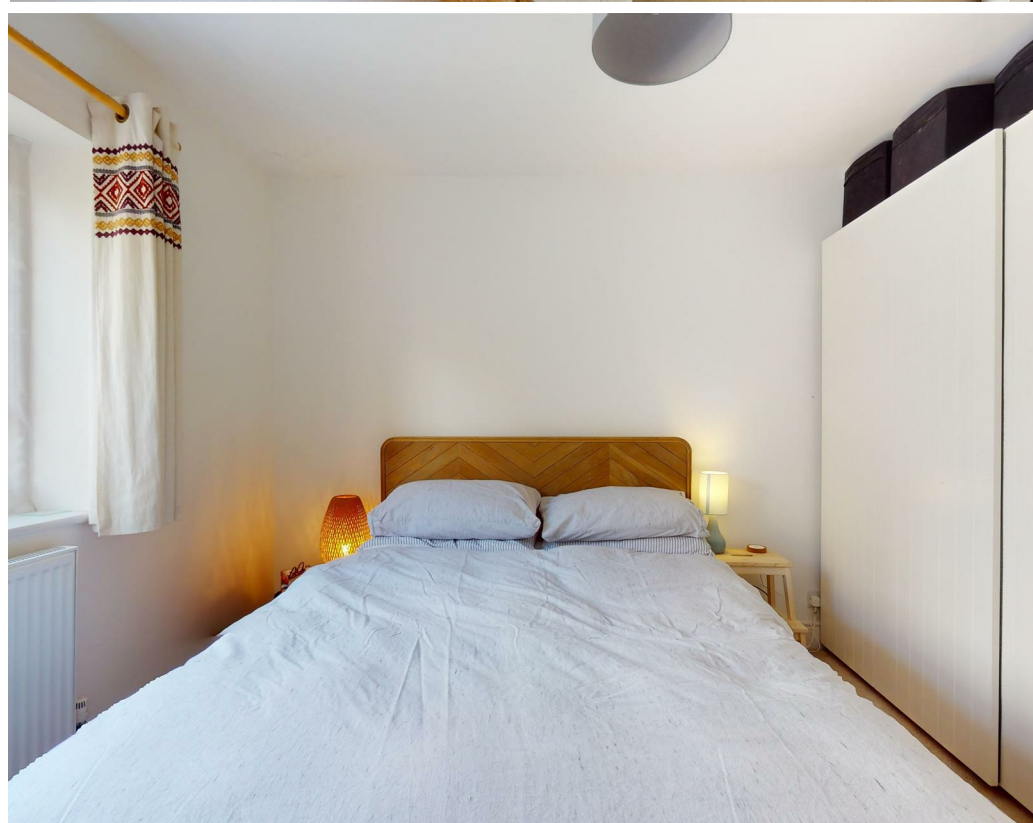
Tenure - Freehold

Council Tax Band - B















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.