



56 Windsor Terrace, Bristol , BS3 4UG

£415,000

- Victorian Terrace Home
- Open Living Area
- Stylish Shower Room
- Beautifully Presented
- Within a 20 Minute Walk of Temple Meads Station
- Two DOUBLE Bedrooms
- Modern Kitchen
- Pretty Rear Garden
- Vibrant & Popular Location
- Energy Rating - D

## Charming Victorian Terrace in Desirable Lower Totterdown

A beautifully presented Victorian terrace located in the ever-popular and vibrant Lower Totterdown. This delightful home has been tastefully updated by the current owners and would make an ideal first-time purchase. Upon entering, you are welcomed by a charming vestibule featuring an internal wooden and stained glass door, leading into a bright and airy open-plan living and dining room. This space is full of character, boasting exposed original floorboards, a log burner, and ample built-in storage. The stylish kitchen is both functional and inviting, complete with oak wooden worktops, an integrated oven and hob, washing machine, dishwasher and French doors opening out onto a pretty rear garden—a perfect spot for relaxing or entertaining. Downstairs also features a contemporary shower room with a double walk-in shower.

Upstairs, you'll find two generous double bedrooms, each with period fireplaces, and one with exposed floorboards, adding to the home's historic charm. The rear garden offers a peaceful retreat with plenty of space for outdoor dining or social gatherings.

Located just a short stroll from Tesco Express, local pubs, and the beautiful Victoria Park, this property is also within a 20-minute walk of Bristol Temple Meads station, making it ideal for commuters. An early viewing is highly recommended to avoid disappointment.

**SITTING / DINING ROOM** 23'6 max x 14'11 max (7.16m max x 4.55m max)

**KITCHEN** 8'10 x 7'07 (2.69m x 2.31m)

**BATHROOM** 8'10 x 5'09 (2.69m x 1.75m )

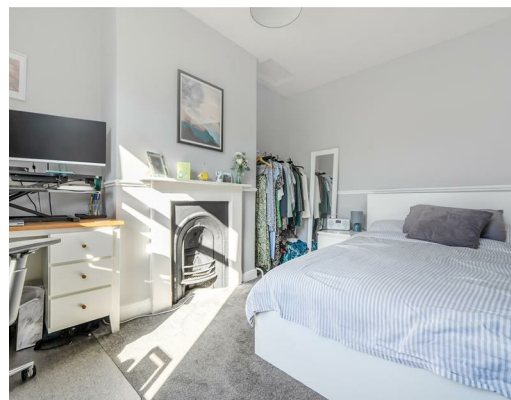
**BEDROOM ONE** 14'01 x 10'10 max (4.29m x 3.30m max)

**BEDROOM TWO** 12'02 x 9'05 max (3.71m x 2.87m max)

**TENURE** - FREEHOLD

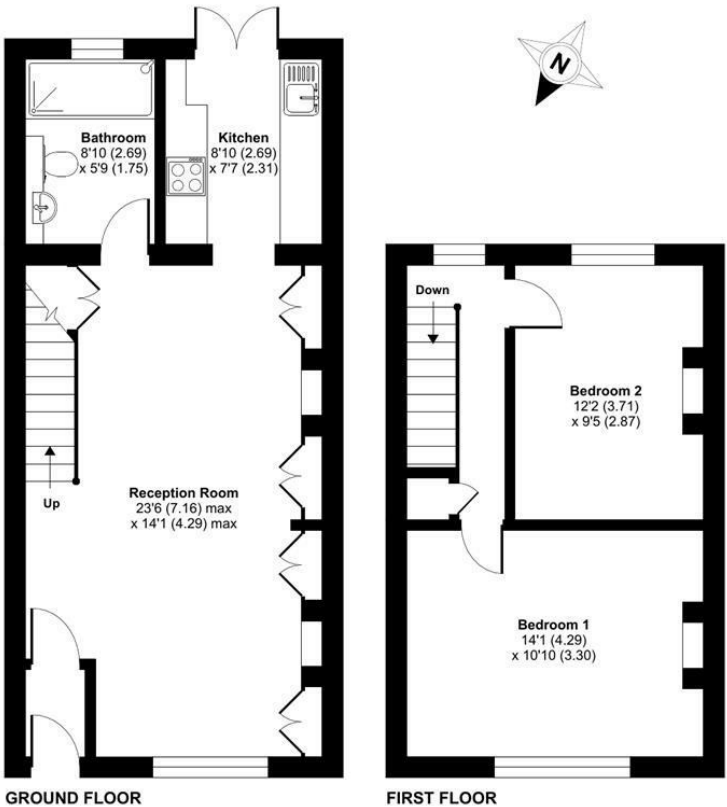
**COUNCIL TAX BAND** - B



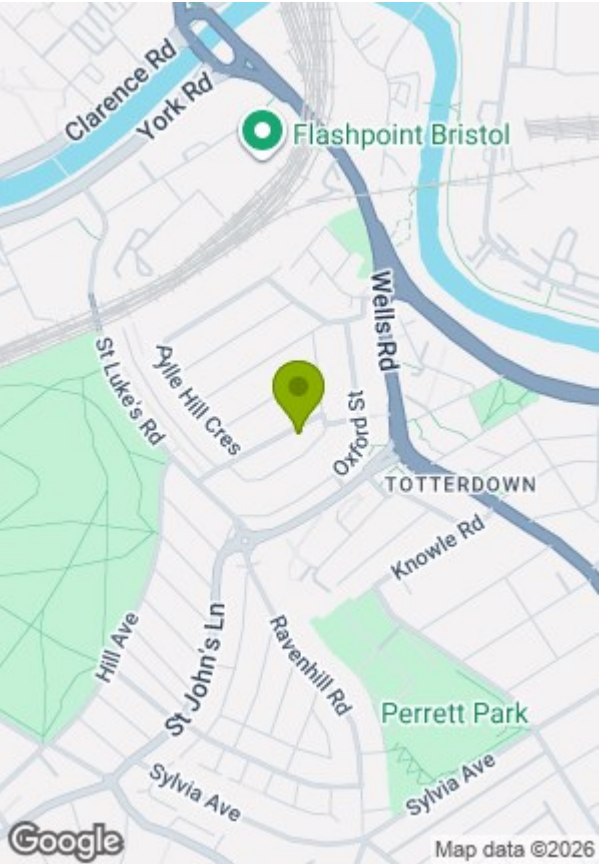


Windsor Terrace, Totterdown, Bristol, BS3

Approximate Area = 804 sq ft / 74.7 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).  
Produced for Greenwood's Property Centre. REF: 1341087



| 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) <b>A</b>                          |         |           | (82 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         | 87        |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                | 56      |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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