





- **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







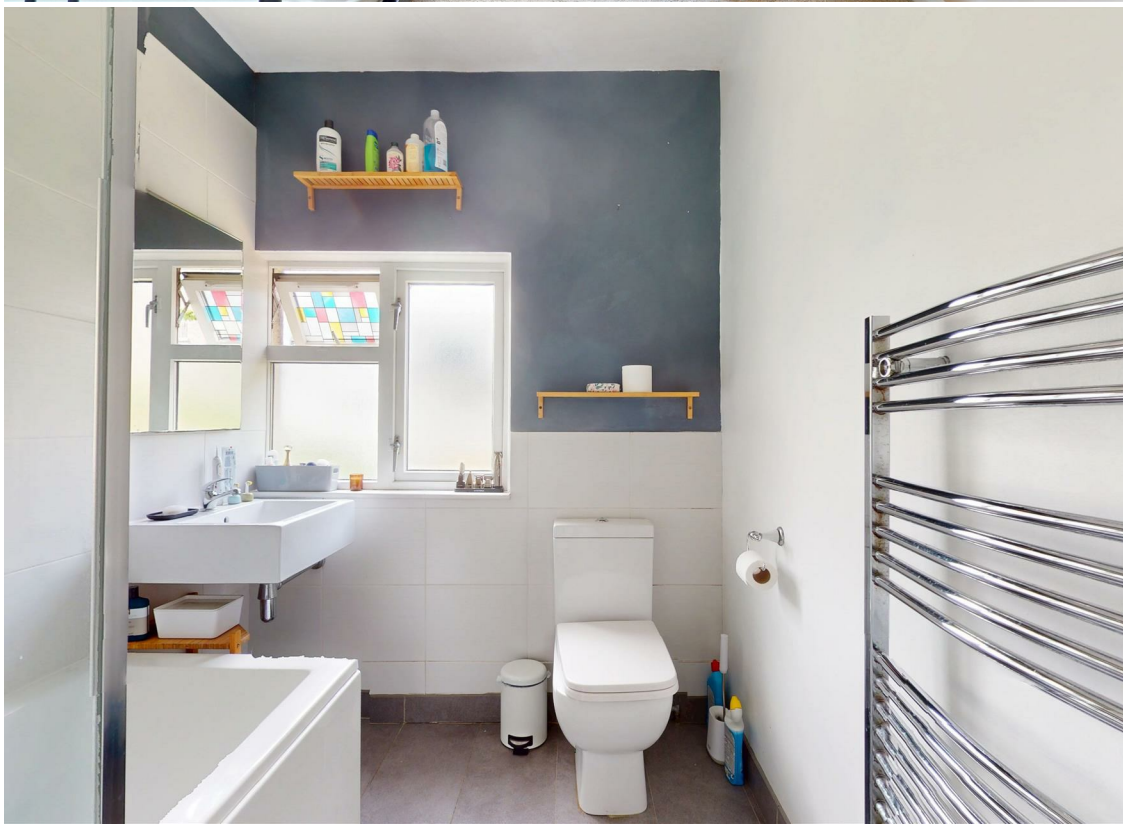
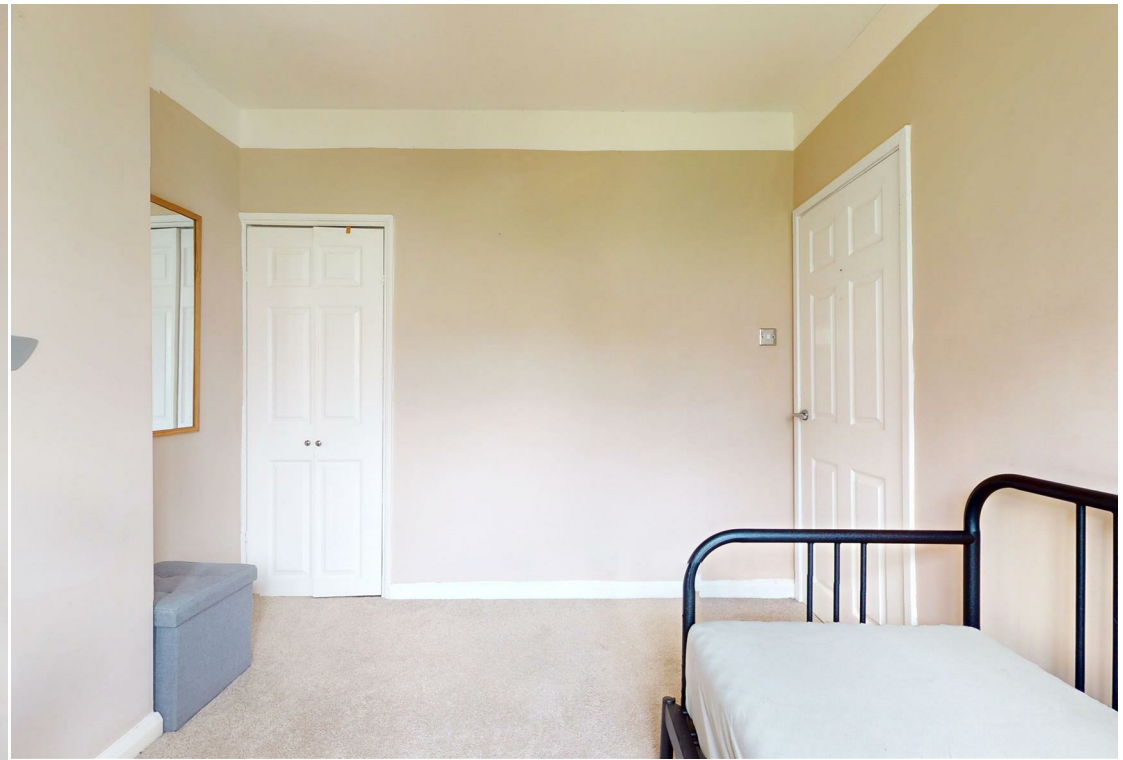








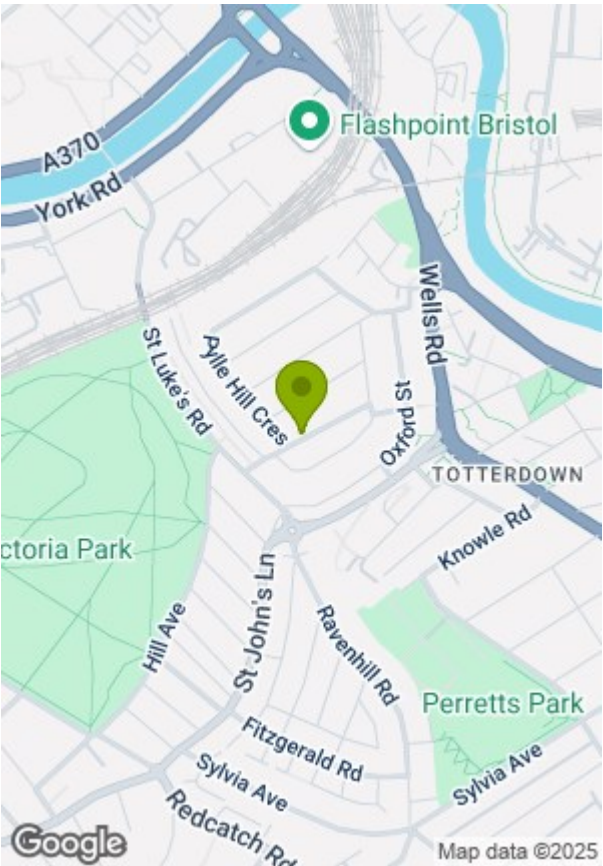












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(82 plus) A		83
(81-91) B			(81-91) B		
(69-80) C			(69-80) 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	

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