



35 FRASER STREET  
WINDMILL HILL  
BRISTOL  
BS3 4LZ  
£465,000

GREGORY'S  
ESTATE AGENTS

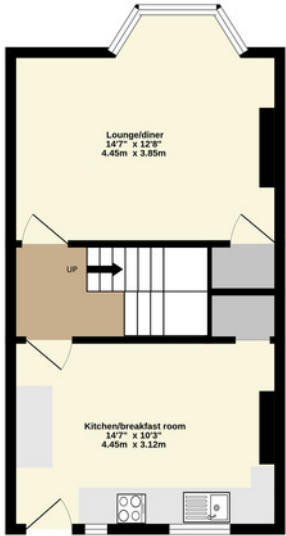
**Offered to the market with a complete onward chain, is this attractive Victorian terraced property. Located in this vibrant, popular location, this bay fronted home is perfectly positioned within a short walk to Bedminster Train Station, whilst the vast open area of Victoria Park is only a few doors away. Further afield the bustling West & North Street provide independent shops and eateries to enjoy, whilst the exciting Wapping Wharf development is within a 15 minute walk. Local, highly rated primary and secondary school are all on hand for any family buyer to benefit.**

**Internally the flexible accommodation is arranged over three floors. Currently utilised as a wonderful three bedrooms home with two separate reception rooms, many similar homes have been incorporated as a four double bedroom property with one reception room. Upon entry, a vestibule and hallway provide access to the bay fronted lounge, a bedroom and bathroom. Stairs lead to the first floor whereby two full width double bedrooms can be found. Superb views towards the city of Bristol can be enjoyed from the principle bedroom to the rear aspect. The basement level comprises a bay fronted dining room and a kitchen / breakfast room, which leads out onto the garden. The garden is currently mature in nature, it does offer an opportunity to create the perfect outside area to enjoy.**

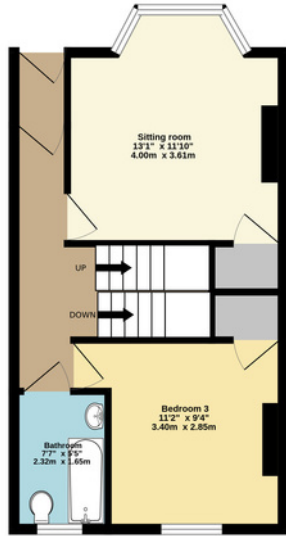




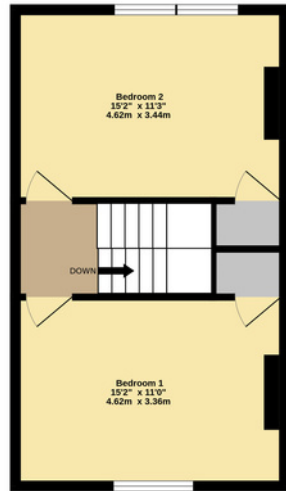
Ground Floor  
384 sq. ft. (35.7 sq. m.) approx.



1st Floor  
384 sq. ft. (35.7 sq. m.) approx.



2nd Floor  
371 sq. ft. (34.5 sq. m.) approx.



TOTAL FLOOR AREA : 1139 sq. ft. (105.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

35 Fraser Street  
BRISTOL  
BS3 4LZ

Energy rating

C

Valid until: 22 November 2033

Certificate number: 4737-1529-3309-0172-2226

Property type: Mid-terrace house

Total floor area: 111 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

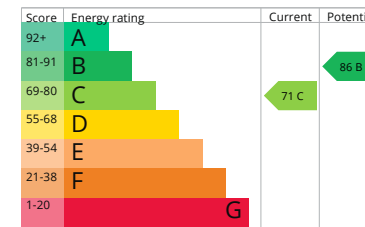
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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