



12 Alfred Road, Windmill Hill, Bristol, BS3 4LE



urbanlighthouse  
INDEPENDENT ESTATE AGENT

- Three bedroom Victorian end terrace
- Open plan I-shaped kit/diner
- Lovely south westerly rear garden
- Opposite children's play park
- Within 0.2 miles Victoria Park
- Downstairs bathroom & upstairs wet room

A light and airy flat fronted Victorian end terrace occupying a lovely position at the top of Windmill Hill, opposite a play park, and within 0.2 miles from Victoria Park, with an attractive enclosed rear garden with an enviable south westerly aspect, with gated side access. Excellent local schools. Comprising; entrance hall & lobby, lounge, open plan I-shaped kitchen/diner, rear lobby & downstairs bathroom; to the first floor are 3 bedrooms, and a further mezzanine landing leads to a very cleverly designed additional wet room.

**Lobby & Entrance Hall**

**Lounge**  
11'4 x 11'9  
3.45 x 3.58

**Dining Room**  
11'7 x 15'  
3.53 x 4.57m

**Kitchen**  
10'2 x 7'  
3.1 x 2.13m

**Rear Lobby**  
2'9 x 4'3  
0.84 x 1.3m

**Downstairs Bathroom**  
6'6 x 7'1  
1.98 x 2.16m

**Bedroom 1**  
11'6 x 15'2  
3.51 x 4.63m

**Bedroom 2**  
11'7 x 12'  
3.53 x 3.66m

**Bedroom 3**  
9'7 x 7'  
2.92 x 2.13m

**Wet Room**  
4'10 x 3'10  
1.47 x 1.17m

**Rear Garden**  
40' x 12'8 widening to 23'  
for 19' 12.19 x 3.86  
widening to 7 for 5.79m



TOTAL FLOOR AREA: 1064 sq ft (98.5 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of above, within, 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 a guide only for prospective purchasers. The services, systems and appliances shown here are not tested and no guarantee as to their operation or efficiency can be given.  
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For EPC link please visit: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8812-6321-4500-3335-6906>

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/windmill-hill>.