



16 Algiers Street, Windmill Hill, Bristol, BS3 4LP



urbanlighthouse
INDEPENDENT ESTATE AGENT

- Charming Victorian end terrace
- Larger than average throughout
- South westerly facing tiered landscaped rear garden
- Two double bedrooms plus loft room
- Modern upstairs bathroom
- Kitchen/breakfast room 5.88 max x 3.44m max

A charming Victorian extended end terrace, a little wider than average, with an equally charming and larger than average enclosed triangular shaped rear garden, with a south westerly aspect affording a great combination of sun and privacy. With exposed floorboards through most of the home, it has a light and contemporary feel, briefly comprising: 2 generous receptions as well as a 5.88 x 3.44 max kit/breakfast room. The first floor includes 2 double bedrooms and a stylish bathroom, with a further staircase to a predictably generous and comfortable loft room. A real gem!



Entrance Lobby
1.46 x 0.88m 4'9 x 2'10

Entrance Hall
2.29 x 0.88m 7'6 x 2'9

Lounge
4.38 inc bay x 4.37m
14'4 inc bay x 14'4

Dining Room
3.96 x 5.39m
13' x 17'8

Kit/Breakfast Room
5.88 max x 3.44m max
19'3 x 11'3 max

Bedroom 1
4.37 inc bay x 5.37m
14'4 inc bay x 17'7

Bedroom 2
3.91 x 3.77m
12'9 x 12'4

Bathroom
2.95 x 2.4m
9'7 x 7'10

Loft Room (irregular shape)
4.62 x 5.42 max
15'2 x 17'9 max

Rear Garden (tiered and triangular)
10.6 x 12.2m max
35 x 40' max



TOTAL FLOOR AREA: 1397 sq. ft. (129.8 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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For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/windmill-hill>.