estate agents auctioneers

hollis morgan

**2, Sussex Mews Sussex Place, St Werburghs, Bristol, BS2 9QP**

**£410,000**

An exciting opportunity to purchase a highly energy efficient three-story townhouse with courtyard garden moments from the Mina Road & Park.

- Three Story Townhouse
- Three Double Bedrooms
- Highly Energy Efficient
- 1 Owner from New
- Study
- Courtyard Garden
- Gas Central Heating
- No Onward Chain
- Solar Panels
- Virgin Wi Fi

**The Property**
Sussex Mews is an exclusive development of just six contemporary two and three bedroom Freehold townhouses. These attractive homes have bright and airy accommodation arranged over three floors with courtyard gardens and have been constructed to the highest environmental standards to ensure low heat loss and energy waste whilst effortlessly blending into the surrounding neighbourhood.

**Location**
St. Werburghs is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket there's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

**Internal Specification**
KITCHEN

Fully fitted kitchens with integrated appliances
Ivory gloss wall & base units
Stainless steel sink with mixer taps
Laminated worktops with glass splash backs
Polished chrome power sockets
Under cabinet lighting

LIVING SPACE

Engineered oak flooring
Doors leading to garden
TV & Telephone Points
Recessed LED lighting

FAMILY BATHROOM / EN SUITES

Tiled bathroom with white suite
Shower over bath
Underfloor heating
Wall Hung Toilets
Electric Towel Rails
Recessed LED lighting

BEDROOMS

TV & Telephone Points
Pendant Light Fittings

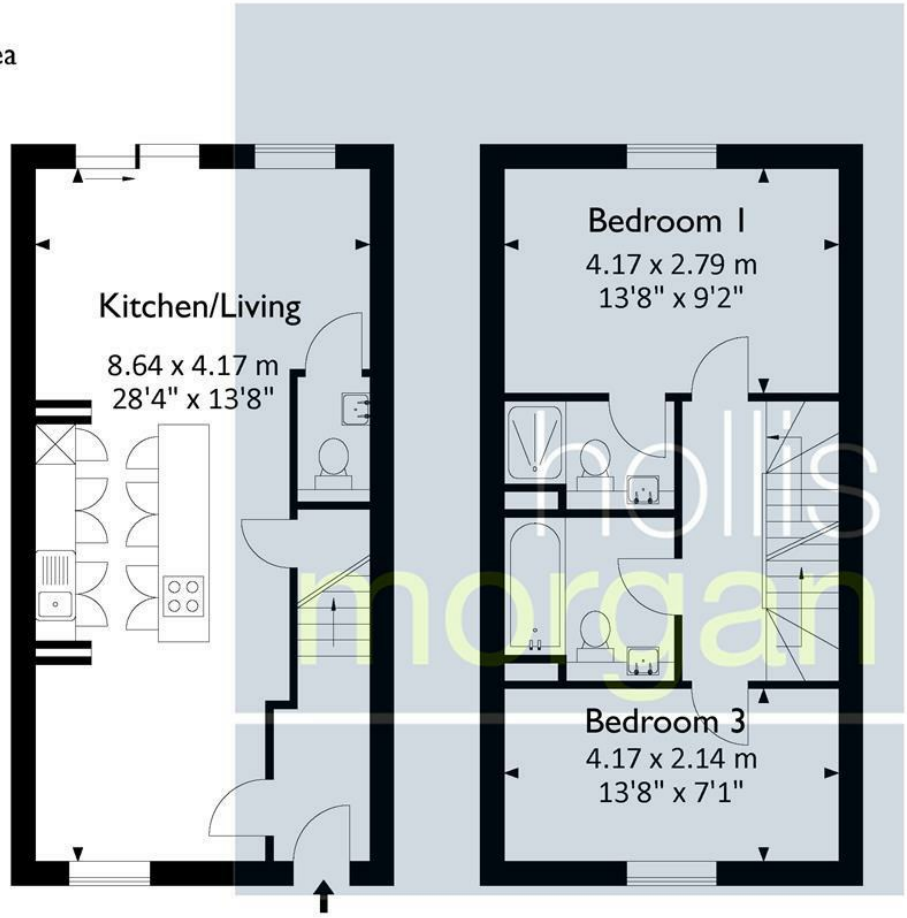
**External Specification**
Anthracite aluminium windows
Render finish
Composite front door
Outside lighting
Alarm System
Hard landscaped front & rear garden (low maintenance )

**Please Note**
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

# Plot 2

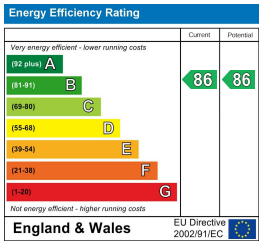
Approx. Gross internal Area

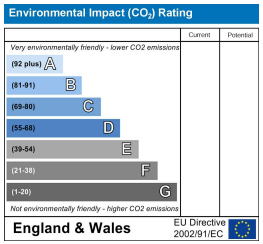
1022 Sq Ft - 94.95 Sq M




For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.





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