



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

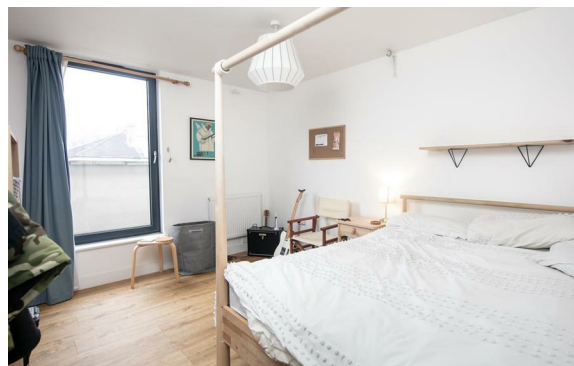
TV & Telephone Points  
Pendant Light Fittings

#### External Specification

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

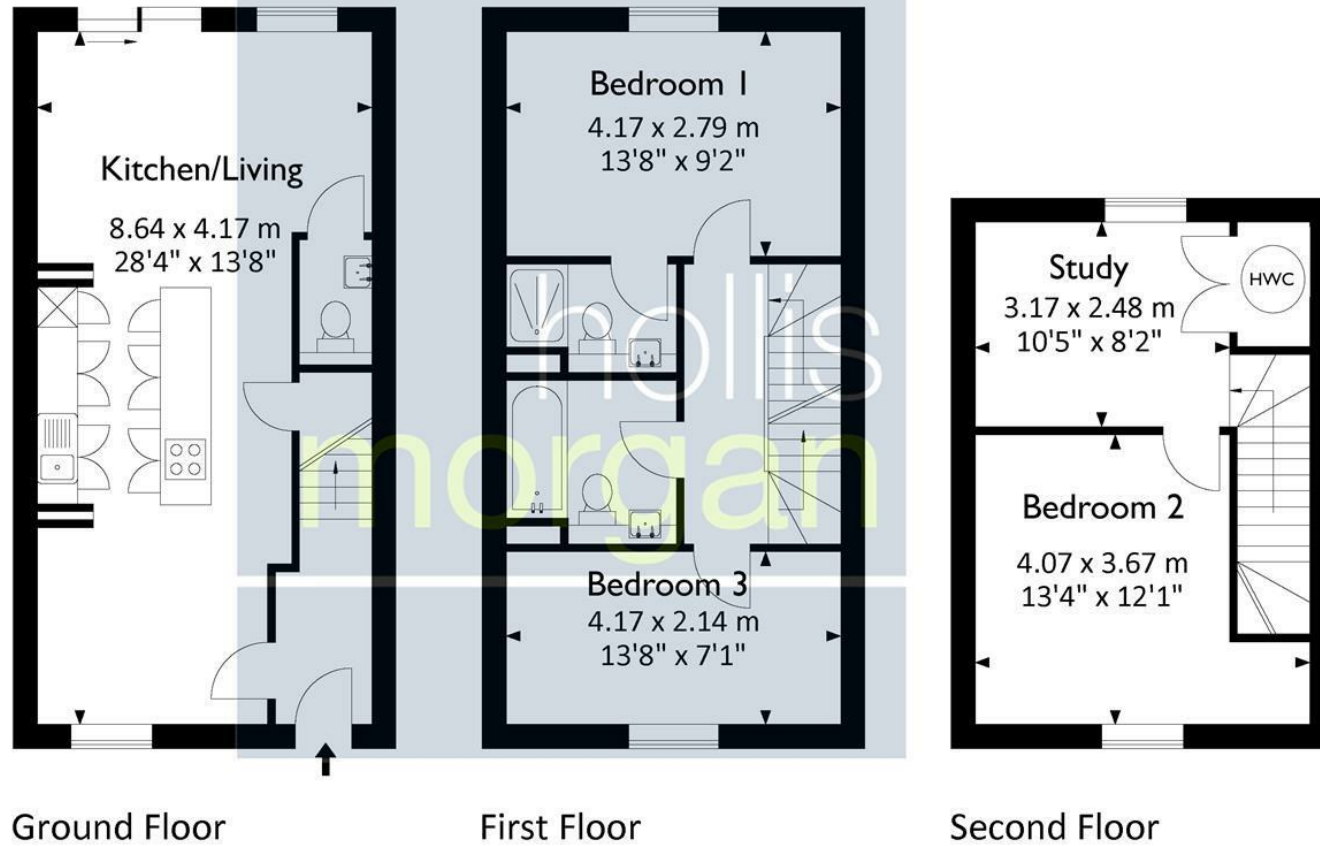
#### Please Note

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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| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 86                       | 86        |  |           |

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