



MAGGS  
& ALLEN

24 SOUTHEY STREET  
ST WERBURGHS, BRISTOL, BS2 9RE  
£300,000



A two-bedroom Victorian terrace in need of a full refurbishment, located in a popular and vibrant area. Offered to the market with no onward chain.

## Summary

Entering in to the ground floor hallway, on your right hand side is the first reception room. Offering classic proportions and retaining exposed original floorboards, sash windows, skirting boards and architraves. Sat adjacent, likewise the second reception retains the original sash window which overlooks the rear garden. Completing the ground floor is the kitchen featuring base and wall-mounted units and a free-standing cooker; offering access to the garden.

The first floor is comprised of two bedrooms and a three-piece bathroom with bath, WC and basin.

Externally is a courtyard garden.

## Location

Sandwiched between Montpelier, Ashley Down and St. Pauls – St Werburghs has a distinct character of its own.

Housing in St Werburghs was largely built in the late 19th and early 20th centuries to accommodate the population growth due to Bristol's industrial expansion. Perhaps the most recognisable example of this is the partially still-standing Brooks Dye Works, which has recently been re-developed into a modern housing development. As a result, the property now boasts a range of Victorian, Edwardian, modern, and unique eco-friendly housing.

Today, St Werburghs is known for its strong community spirit, eco-friendly initiatives and alternative culture. For families, Fairfield High and St Werburghs Primary School are highly regarded, and the City Farm is a popular destination.

Food and drink in the area doesn't disappoint either; Better Foods, The Farm, Wiper & True and Namak are just a few of the popular go-to's in the area.

With an array of beautiful homes, popular cafes, pubs, and green spaces – the area has unsurprisingly become a popular destination for families and young professionals wanting to enjoy a central location with real charm.

## Schools

Fairlawn Primary School - Distance: 0.19 miles

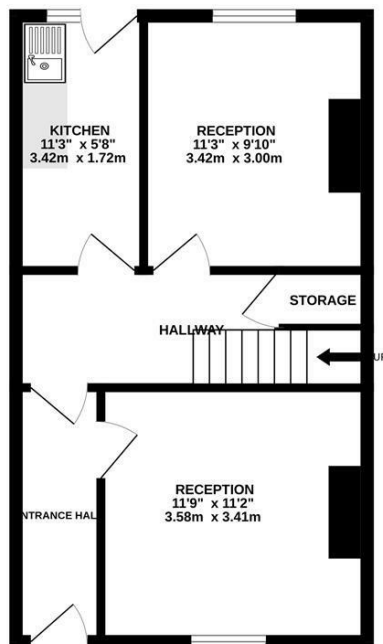
Evergreen Primary Academy - Distance: 0.28 miles

St Werburghs Primary School - Distance: 0.29 miles

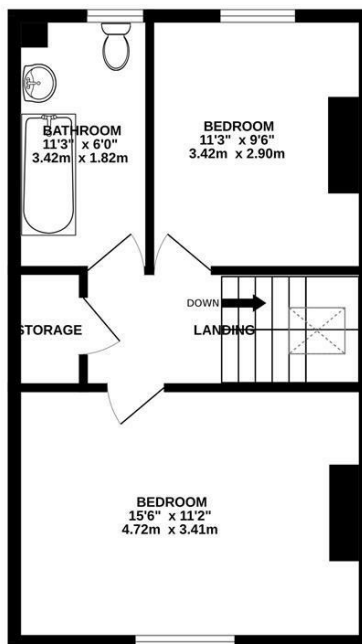
Fairfield High School - Distance: 0.52 miles



**GROUND FLOOR**  
415 sq.ft. (38.6 sq.m.) approx.



**1ST FLOOR**  
414 sq.ft. (38.5 sq.m.) approx.



**TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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- Victorian mid-terrace
- Two bedrooms
- In need of full renovation
- Classic proportions
- Private garden
- Offered to the market with no onward chain

**Guide Price:** £300,000

**Tenure:**

**Council Tax Band:** A

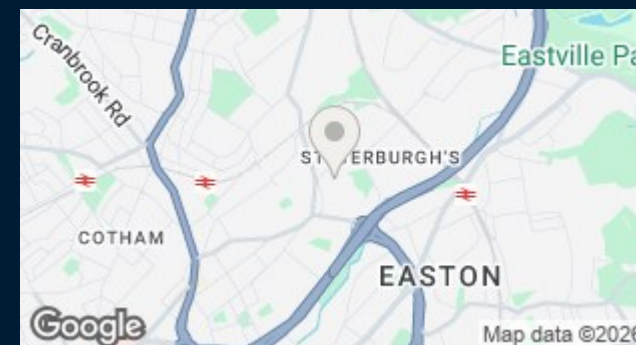
**EPC Rating:**

**Local Authority:** Bristol City Council

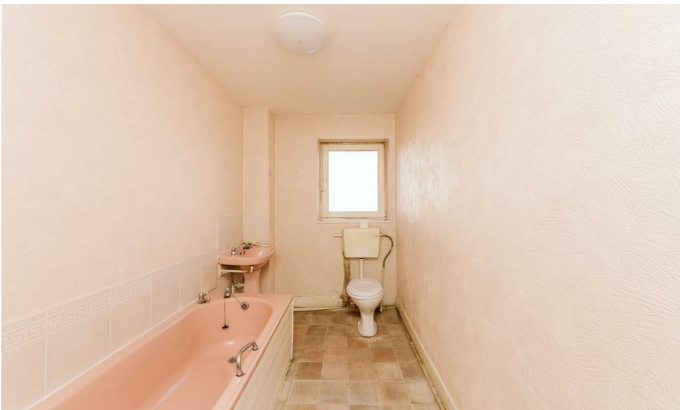
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.







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