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FOR SALE

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73 ST. WERBURGHS PARK  
ST. WERBURGHS, BRISTOL, BS2 9YX  
£435,000

A double-fronted Victorian mid-terrace property located on a popular road in St Werburghs, ideally situated close to the city centre and major transport links. Offering an excellent blank canvas to create a lovely family home. Offered with no onward chain.

## Ground Floor

The ground floor offers a pleasing layout, with reception rooms on either side divided by the hallway and a kitchen to the rear. Both reception rooms are a good size; the left-hand side, ostensibly a dining room leading to the kitchen and the right-hand side, a well-sized lounge with a feature fireplace and surround.

The kitchen is fully fitted with a range of base and wall-mounted units, sink with drainer and a cooker with stainless steel splashback.

## First Floor

Ascending to the first floor, you will come to a light-filled landing that provides access to each of the bedrooms, and the bathroom.

Perhaps one of the notable features of the property is that each of the bedrooms are double rooms. The bathroom meanwhile is a good size, and offers a three-piece suite comprising a shower-over-bath, WC and basin.

Decoration throughout is neutral, providing an excellent blank canvas. The layout of the property also offers scope to convert it into a four-bedroom.

## Externally

The garden is larger than most within the area, owing to the larger-than-average nature of the plot. Currently this is a low-maintenance space with a patio area accessed immediately from the kitchen and lounge. The garden backs onto a green space with direct rear access available.

## 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 & 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

St Werburgh's Primary School - Distance: 0.09 miles

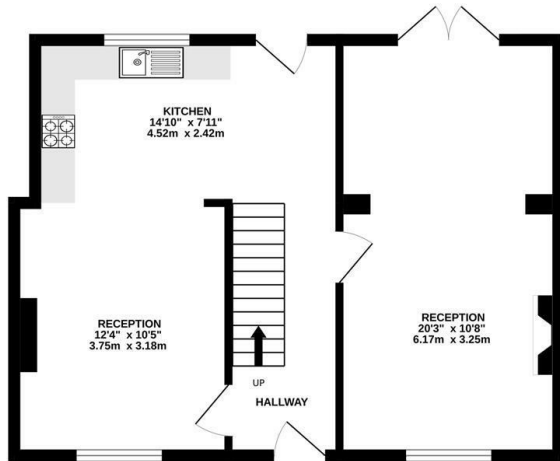
Fairfield High School - Distance: 0.25 miles

Montpelier High School - Distance: 0.81 miles

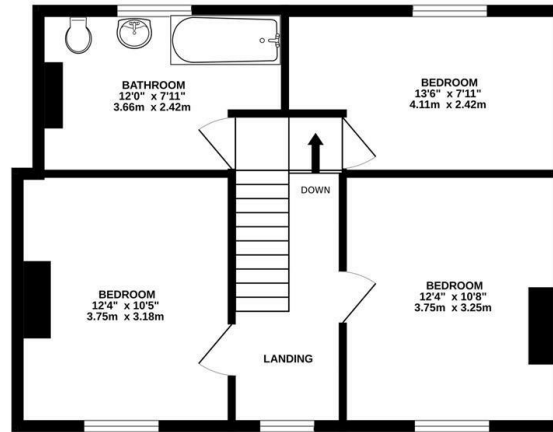
**If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.**



**GROUND FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**1ST FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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- A double-fronted mid-terrace property
- Situated in a particularly popular area
- Close to the city centre and St Werburghs City Farm
- Three well-sized bedrooms
- Two reception rooms
- In good decorative order
- Offered to the market with no onward chain

**Guide Price:** £435,000

**Tenure:** Freehold

**Council Tax Band:** B

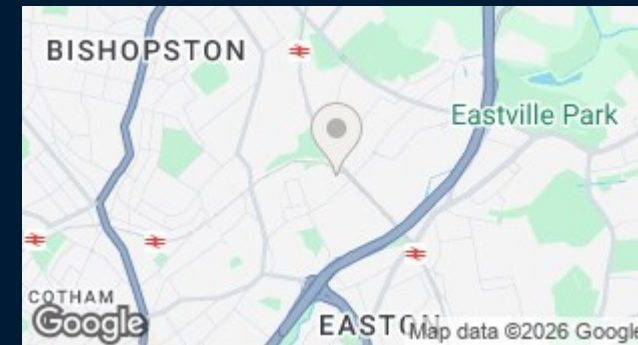
**EPC Rating:** D

**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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