MAGGS & ALLEN

29 MOGG STREET

ST WERBURGHS, BRISTOL, BS2 9UB

£360,000

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Nestled on a quiet residential street in the heart of the ever-popular St Werburghs, this attractive mid-terraced Victorian property offers spacious and well-presented accommodation throughout, making it an excellent opportunity for first-time buyers and buy-to-let investors.

Property Description

The property has been well maintained by the current owners, offering a clean slate for anyone wishing to make their own stamp.

On the ground floor, there is a generous and welcoming living space, with a bay window to front allowing for natural light to fill the room. Spanning the width of the rear of the house is a spacious kitchen/diner, comprising a range of wall and base mounted units with space for appliances, as well as ample dining space, with double doors opening to the rear garden.

Upstairs, the first floor comprises a well-appointed bathroom and two well-proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of needs, including home working or guest space.

To the rear of the property is a private, low-maintenance south-facing garden, ideal for enjoying the sunshine, outdoor dining, or entertaining, while requiring minimal upkeep.

Situated within easy reach of local amenities, green spaces, and transport links, this charming Victorian home combines character, practicality, and a desirable location, making it a superb choice for a range of buyers.

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.

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

- Well-presented Victorian home
- Two double bedrooms
- Open-plan kitchen/diner
- Generous living space
- Offering a clean slate, ready for a personal touch
- Added benefit of no onward chain

Guide Price: £360,000

Tenure: Freehold

Council Tax Band: B

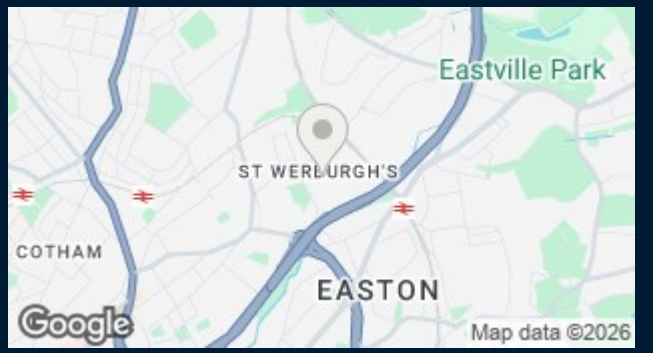
EPC Rating: D

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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