



MAGGS
& ALLEN

12 WARMINSTER ROAD
ST WERBURGHS, BRISTOL, BS2 9UH
£365,000

A two-bedroom, terraced period home situated on a popular road within St Werburgh's. Offering huge potential for modernisation and extension, the property benefits from generous accommodation and a well-sized rear garden. Offered to the market with no onward chain.

Ground Floor

Upon entering the property, you are greeted by a welcoming entrance hallway leading to a spacious and light-filled sitting room at the front of the house, enhanced by the attractive bay window which allows plenty of natural light to flood the space.

To the rear, a generously sized kitchen and dining area provides an excellent setting for both everyday family life and entertaining, with direct access to the garden through rear doors. The kitchen comprises a range of wall and base-mounted units with work surfaces and a tiled splashback. Integrated appliances include an electric oven, gas hob with extractor over, and there is further space available for a washing machine and fridge/freezer.

First Floor

Upstairs, the home features two well-proportioned double bedrooms, with the master benefiting from an in-built storage cupboard. The family bathroom is also located on this level and provides a good-sized space that could be stylishly updated to suit contemporary living, but currently encompasses a three-piece suite of toilet, sink and bath with shower over.

Externally

Outside, the private rear garden offers a mix of patio and lawn, creating a versatile outdoor area perfect for relaxing, gardening, or hosting friends and family.

Location

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

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

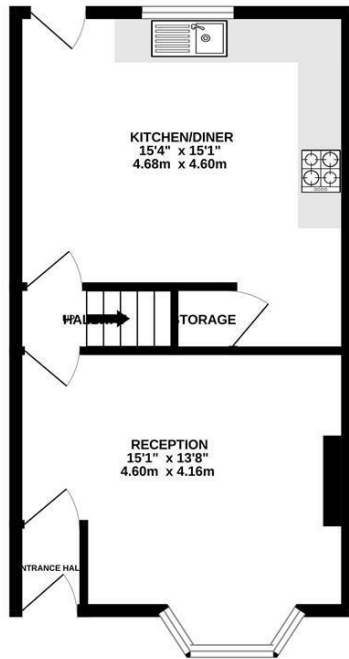
Food & drink in the area doesn't disappoint either; Better Foods, The Farm, Wiper & True, Namak are just a few of the popular go-to's in the area.

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.

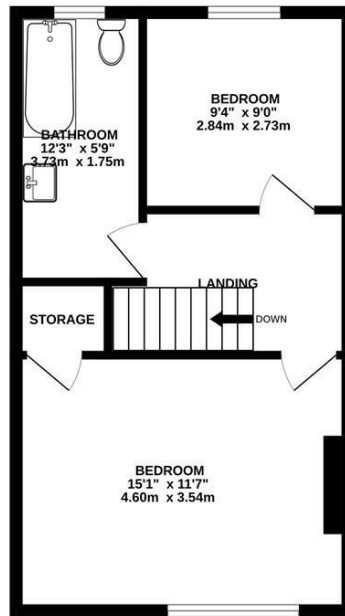
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 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 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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- Charming Victorian bay-fronted terrace with classic period features and curb appeal
- Ideal renovation project offering scope to modernize and add value throughout
- Potential to convert the loft into a third bedroom or office space (subject to planning)
- Bright and spacious sitting room at the front of the house with large bay window
- Generous kitchen/diner at the rear with direct access to the private garden
- Two well-proportioned double bedrooms
- Good-sized family bathroom
- Private rear garden with both patio and lawn
- Offered to the market with no onward chain

Guide Price: £365,000

Tenure: Freehold

Council Tax Band: A

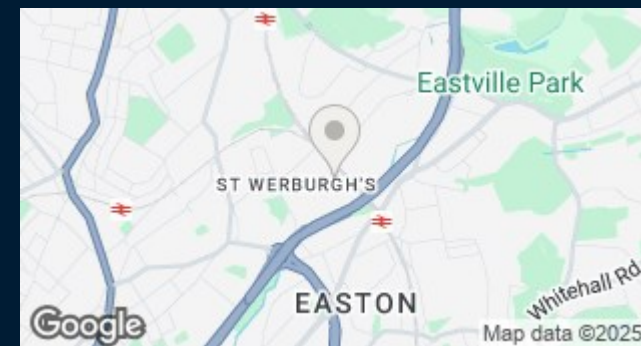
EPC Rating: C

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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