

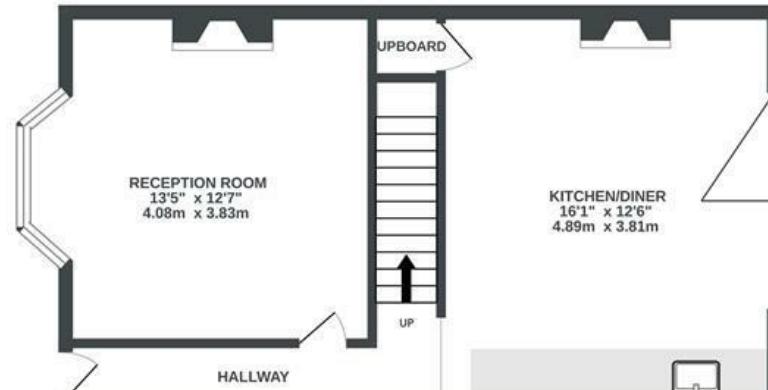
# Conduit Road

## ST WERBURGH S

APPROXIMATE FLOOR AREA  
102.8 SQM / 1106 SQFT



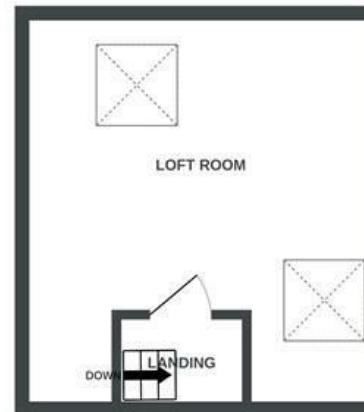
GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



LOFT ROOM  
233 sq.ft. (21.6 sq.m.) approx.



## Conduit Road

ST WERBURGH'S, BRISTOL

£

£450,000



BS2 9RW

zzz

2 Bedrooms



1 Bathrooms

*"There are so many things we love about living here. It's packed with Victorian character and original features, high ceilings, picture rails, open fireplaces etc. It's our haven in the city and a great place for entertaining with the modern kitchen and bifolds out into the garden. We love being round the corner from Wiper and True, Clouds and the local pubs that we frequent after a trip to the allotment on the weekends. It's a thirty five minute walk or a ten minute cycle to Temple Meads station, which makes travelling into London nice and easy. It's also incredibly easy to get onto the motorway to drive anywhere in the country."*

