£400,000

3 Sandbed Road, St Werburghs, Bristol, BS2 9TY

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556
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3 Sandbed Road
St Werburghs, Bristol, BS2 9TY

Located on a popular road in St Werburghs is this three-bed terraced Victorian home. The property is well-presented throughout and offers a separate reception room, open plan kitchen diner a downstairs family bathroom and two double bedrooms and a single bedroom on the first floor.

Externally, the property features a classic red brick frontage with steps leading up to the front door and a planter with a range of shrubs and plants

As you enter the property, you have an internal porch, which opens up into the hallway, to the right of this is the separate living room, which features a bay window with double-glazed sash windows an open fireplace with a period surround and fitted carpets.

To the rear of the property, you have the family bathroom with a classic white suite, tiled flooring and walls a heated towel rail and a window out to the rear garden.

Adjacent to this is the open plan kitchen diner which features a range of wooden wall and base units offering plenty of

storage and contrasting countertops. This room feels light and bright thanks to a glazed patio door leading out to the garden and two further windows looking out onto the garden.

As you move upstairs, you find the three bedrooms. The master bedroom is located at the front of the property and spans the full width of the property and features stripped wooden floors and two sash windows looking out to the quiet street beyond.

To the rear of the property, you find the 2nd and third bedrooms. Bedroom two is the smaller of the two and features laminate flooring, a sash window looking out onto the garden and a cupboard housing the boiler.

The third bedroom features stripped wooden flooring a sash window looking out to the garden.

Externally, the private rear garden features a paved patio area with a raised decking seating area to one side and raised beds to the rear.

Tucked away in a very popular location, it provides easy access to the local hot-spots, including Mina Road Park, Wiper and True Brewery, the two climbing centres, and the City Farm. It is also conveniently located for the city centre, Cabot Circus and the many shops at the Eastgate Centre.

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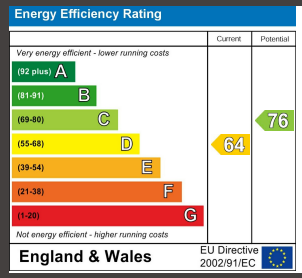

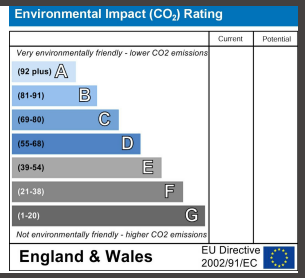

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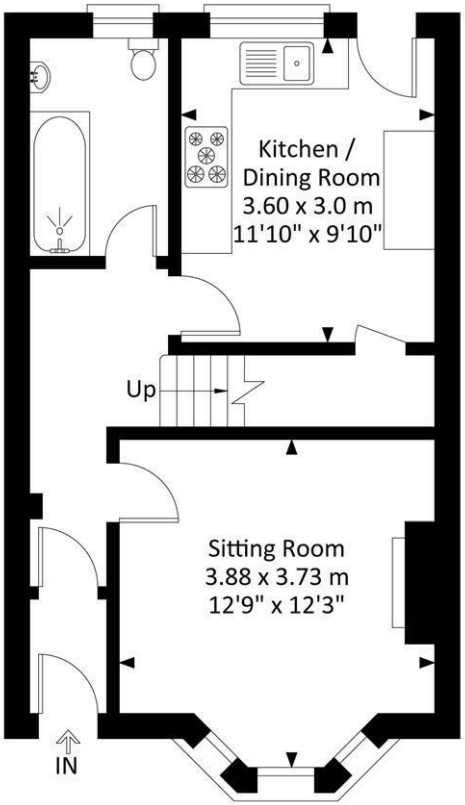
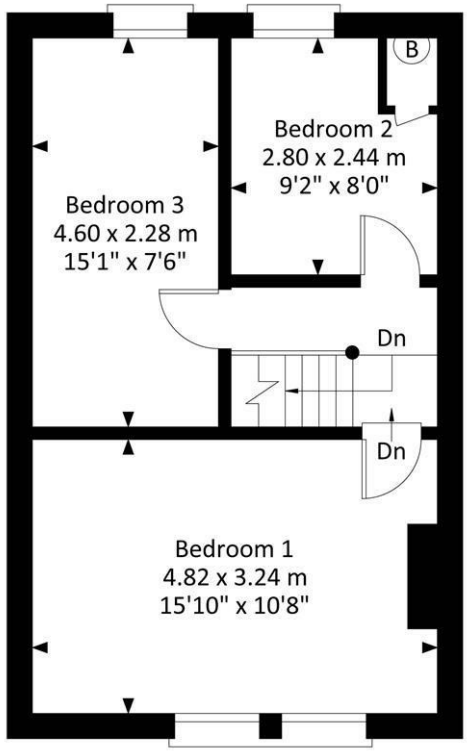
Approximate Gross Internal Area = 77.53 sq m / 834.52 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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