



£435,000

34 Conduit Road, St Werburghs, Bristol, BS2 9RW

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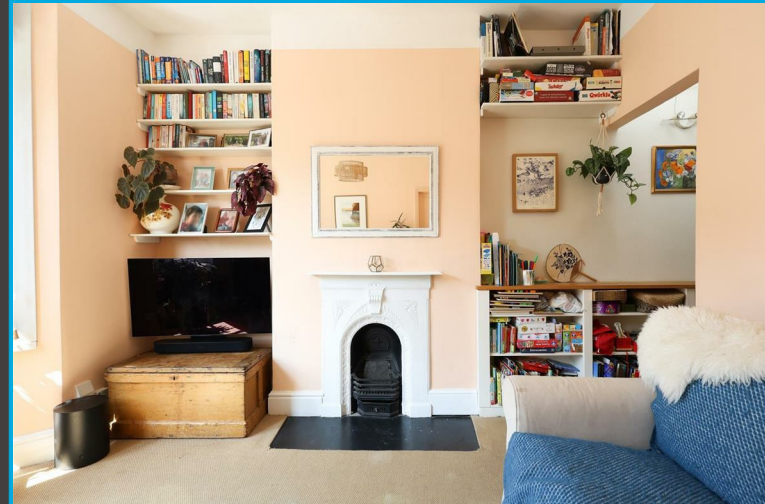
Full of character and charm, a two-bedroom, end-of-terrace Victorian home in St Werburghs. The property comprises a separate living room with a bay window, built-in alcove shelves and a period fireplace. This room is linked to the rear of the property via a walkway under the stairs, which also houses a handy utility space. To the rear of the property, you have the kitchen diner. This space has been cleverly designed by the current owners and features built-in storage running from the dining room through to the living room, a log burner, plenty of counter space with storage underneath, and open shelving above. This room feels light and bright thanks to a sash window and panel-glazed door leading out to the rear garden.

As you move upstairs, you find two bedrooms and the family bathroom. At the front of the property is the master bedroom, which spans the full width of the house and features stripped wooden flooring and a period cast iron fireplace and helpful built-in storage.

The second bedroom is located to the rear of the property and features stripped wooden floors and a sash window overlooking the rear garden. Adjacent to this is the family bathroom that has been stylishly finished, featuring a modern white suite with a shower over bath, and a heated towel rail.

Finally, a ladder leads up to a loft room which has dual aspect Velux windows.

Externally, to the front of the property, you have a small front garden raised up for the street, the side of the house adds a pop of colour to the surroundings with a colourful mural by local artist Dave Bain featuring Axel Scheffler endorsed characters and overlooks Ashley Street Park and overlooks Ashley Street park. To the rear of the property, you have an enclosed garden which features a seating area and a



lawned area bordered by a range of mature plants.

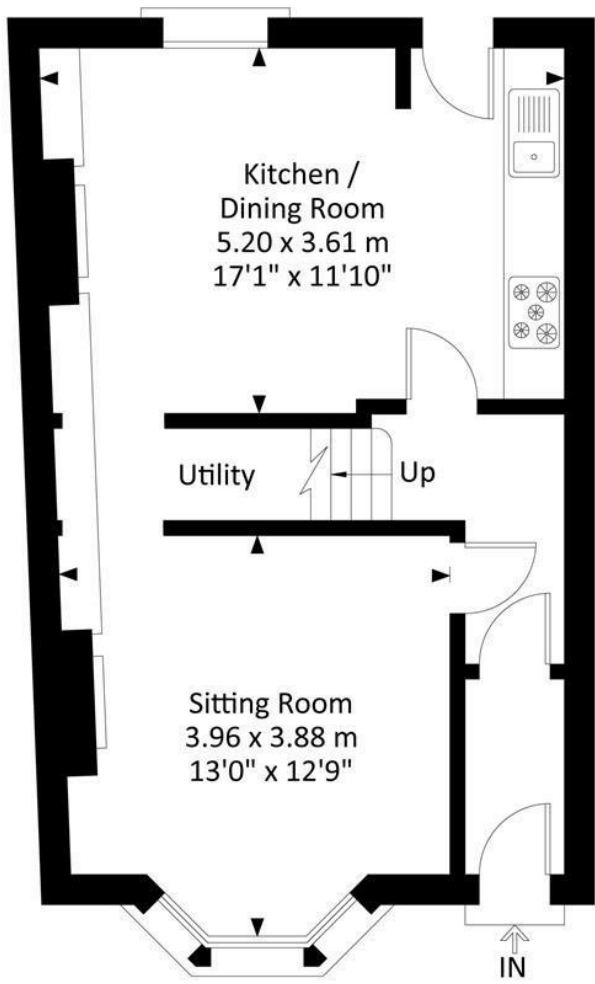
This home has been well looked after by the current owner and further benefits from easy links to the M32 and the local amenities of Mina Road.



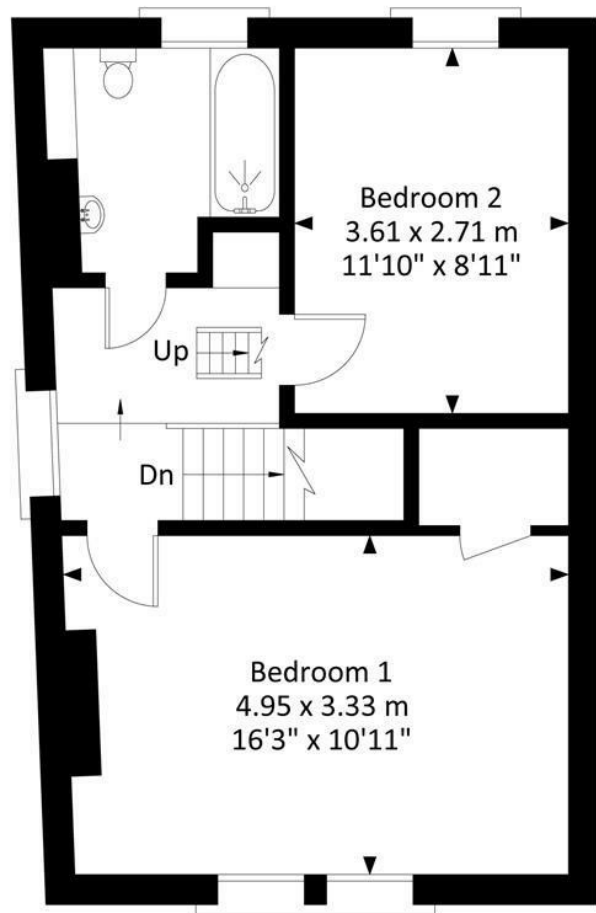


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Approximate Gross Internal Area = 100.04 sq m / 1076.82 sq ft
(Including Loft Room)

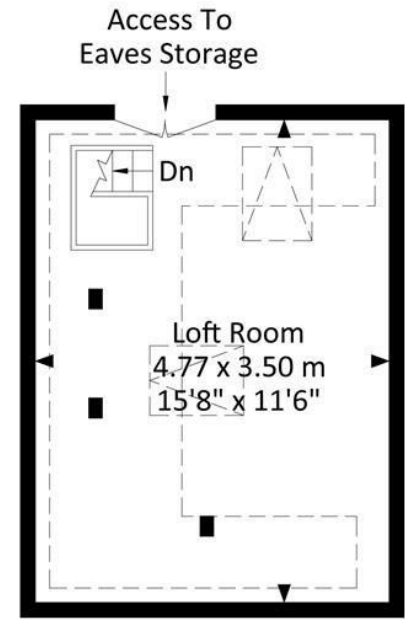


Ground Floor



First Floor

= Reduced Head Height



Second Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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