



£465,000

64 St Werburghs Park, Bristol, BS2 9YU

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64 St Werburghs Park , Bristol, BS2 9YU

A charming three bedroom Victorian home located on St Werburghs Park in the heart of St Werburghs. This mid-terrace property has plenty to offer including a large open plan kitchen/diner, separate reception room, a contemporary family bathroom and a larger than average sunny South West facing rear garden.

The accommodation on the ground floor comprises: main entrance hall leading into a living room with features such as a cast-iron fireplace with period surround, cornice, and fitted carpets. Along the hall to the rear of the property is a large open plan kitchen/diner featuring a range of contemporary wall and base units with chrome fittings, solid wood work surfaces, metro tiled splash-backs and original stripped wood floor. The dining area has plenty of space for a table and chairs and feels light and bright thanks to a set of double-glazed French doors that lead out onto the sunny rear garden.

A staircase leads up to the first floor to two double bedrooms, a third single bedroom and a family bathroom. The master bedroom is located at the front of the house and spans the full width of the



property and benefits from a pleasant outlook onto neighbouring houses. Bedroom number two is also a well-proportioned double and overlooks the rear garden. Next to this is the third bedroom, currently used as a home office. Completing the floor is a family bathroom with a modern white suite with stainless steel fittings, and metro tiled splash-backs.

Externally the property possesses the classic red brick-fronted Victorian facade, whilst at the rear is a larger than average South-West facing garden consisting of a raised paved patio/eating area which steps down to another paved patio area and then onto a lawned area bordered on both sides with planted beds that feature an array of mature trees, plants and shrubs.

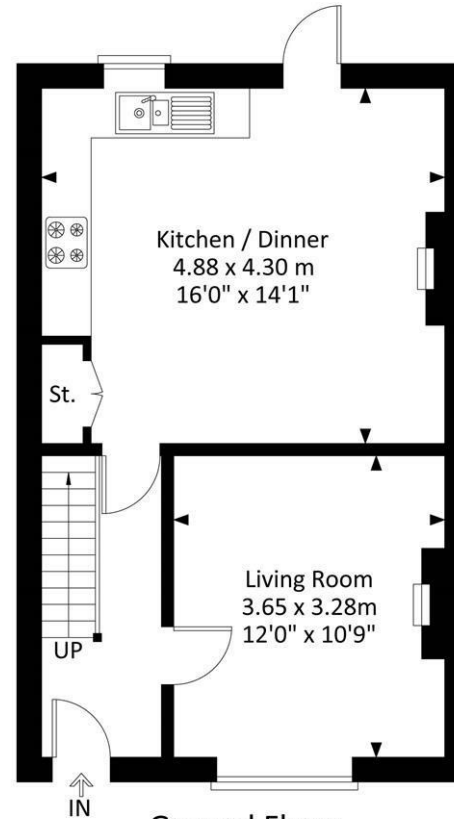
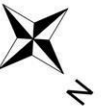
64 St Werburghs Park is a lovely property with scope to further extend into the loft space. Tucked away in a very popular location, it provides easy access to the local hot-spots, including Mina Road Park, Wiper and True Brewery, the two climbing centres, and the City Farm. It is also conveniently located for the city centre, Cabot Circus and the many shops at the Eastgate Centre.



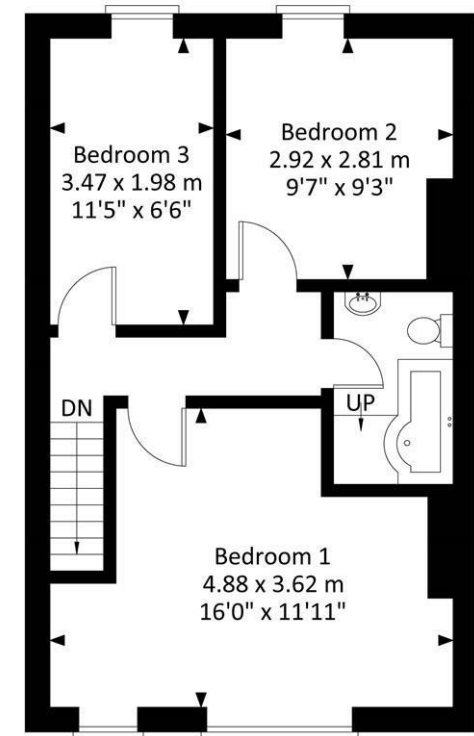


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Approximate Gross Internal Area = 79.06 sq m / 850.99 sq ft



Ground Floor



First Floor

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

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