



£350,000

40 Southey Street., St Werburghs, Bristol, BS2 9RE

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40 Southey Street.
St Werburghs, Bristol, BS2 9RE

Offered for sale with no onward chain is this well-presented two double bedroom end-of-terrace home located on a quiet road within St Werburghs.

On entering, there is an entrance hall with a central staircase and storage space to the side. The stairs then lead to the first floor.

To the front, a sitting room benefitting from fitted carpets and double-glazed windows looking out onto the quiet street beyond. To the rear, the second reception room features parquet flooring, spotlights and double-glazed windows looking out to the rear garden. Beyond this is the kitchen, which features wooden wall and base units with contrasting worktops over and a double-glazed window overlooking the rear garden. At the end of the kitchen is access to the rear garden and a helpful utility room with a sink, a W/C and space for a washing machine and tumble dryer.

Stairs lead to the first floor where there are two double bedrooms and a bathroom. The principal bedroom is to the front, spanning the full width of the house with a double-glazed window providing a pleasant outlook onto the neighbouring



homes on Southey Street. Across the landing, there is the second double bedroom, benefitting double-glazed windows to the rear. Adjacent is a good-sized bathroom which features a bath and a separate shower, tiled surround, W/C, and pedestal washbasin.

Externally, there is a low-maintenance rear garden.



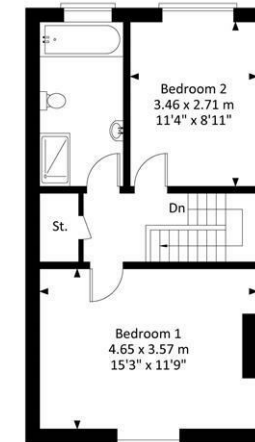


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Approximate Gross Internal Area = 95.69 sq m / 1029.99 sq ft

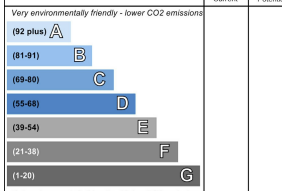


Ground Floor



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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