



£450,000

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4 Lancaster Road St Werburghs, Bristol, BS2 9UP

A charming two bedroom plus loft room mid-terrace Victorian property on a quiet street in St Werburghs.

Situated on Lancaster Road, the house is close to the City Farm, Mina Park, the two climbing centres and is just one mile to the city centre.

Internally, the accommodation comprises a living room with UPVC double-glazed windows to the front, refurbished original floorboards and a log burner.

A hallway leads through to the back of the house, where there is an impressive kitchen-diner. The kitchen features a range of contemporary units and a central kitchen island and geometric floor tiles. At the rear of the property is a helpful utility room and a downstairs w/c. A glazed panel door leads out to the rear garden (more on this later).

Stairs lead up to first-floor accommodation where there is a master bedroom to the front of the property, spanning the full width of the property. This room has fitted carpets, double-glazed windows and built-in wardrobes, allowing for plenty of storage



space.

At the back of the house is a second double bedroom overlooking the rear garden. The room features fitted carpets, a colourful animal mural, and double-glazed window looking out over the rear garden.

Next to this is the family bathroom featuring a modern white suite comprising a bath with shower overhead, a w/c and wash basin with storage underneath and a frosted sash window.

Moving up the stairs to the second floor you have the loft room, currently used as a home office and second living room, this space feels light and bright thanks to large windows to the rear and a Velux window to the front of the property.

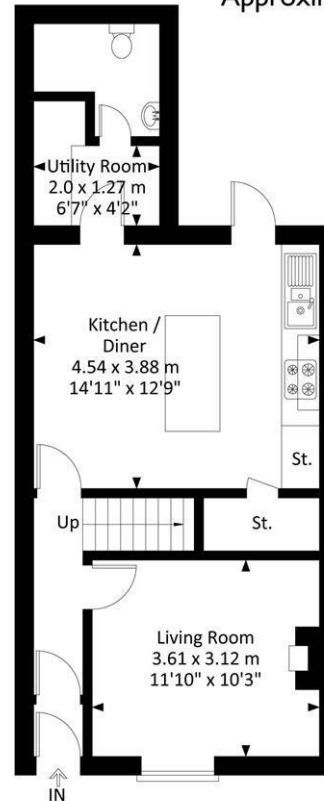
Externally, you have the private south-east facing rear garden, which features a patio seating area, a lawn with raised beds and further benefits from rear access.



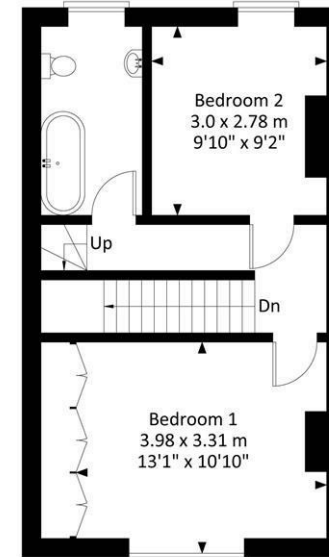


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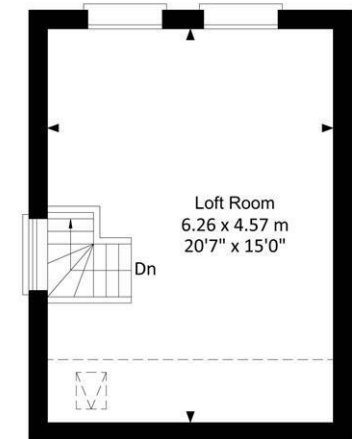
Approximate Gross Internal Area = 109.35 sq m / 1177.03 sq ft



Ground Floor



First Floor



Second Floor

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

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

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