



£450,000

48 St. Werburghs Park, St Werburghs, Bristol, BS2 9YS

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Located on perhaps the most sought-after road in St Werburghs, this beautifully presented 3 bedroom Victorian home blends character features with modern-day open-plan living. Featuring a range of original characteristics paired with modern updates. This home also benefits from external wall insulation on the front and back of the house and a separate studio space on the ground floor, which is currently used as an art room.

As you enter the property, a hallway leads you into the centre of the property and to the kitchen/dining space. This space feels light and bright thanks to a panel-glazed rear door and two further glazed double doors connecting the kitchen-diner to the reception room to the front of the property. The kitchen features a range of white wall and base units with integrated appliances and contrasting countertops. The kitchen also offers plenty of extra storage space, thanks to a built-in original Victorian cupboard and storage units in the alcoves.

To the front of the property is the reception room, featuring a double-glazed sash window, cast-iron fireplace, built-in storage in the alcoves and stripped wooden floorboards, along with glazed double-doors opening onto the kitchen diner.

As you move toward the rear of the property, you find a separate studio space, currently



used as an art studio, this space would also make a perfect home-office for someone looking for a work-from-home space. This room also affords access to a large utility cupboard, which currently houses the washing machine.

Moving upstairs, leading off the landing, you find the three bedrooms and the family bathroom. The master bedroom is located to the front of the property. This large room spans the full width of the property and features two double glazed sash windows, a cast-iron fireplace and stripped wooden floors.

The second bedroom is located to the rear of the first floor and is a good-sized double room with a period fireplace and double-glazed window looking out to the private rear garden and views over the rooftops and trees.

The third and final bedroom also provides views out onto the rear garden and rooftops it is currently used as a home office/guest bedroom.

Completing this floor is the family bathroom, featuring a bath with shower overhead, w/c, washbasin and heated towel rail.

Externally, you have a pretty south facing rear garden, which is split into two areas – a lawn bordered by flower beds and a patio to the side return, which includes access to the studio, kitchen and outside brick storeroom.

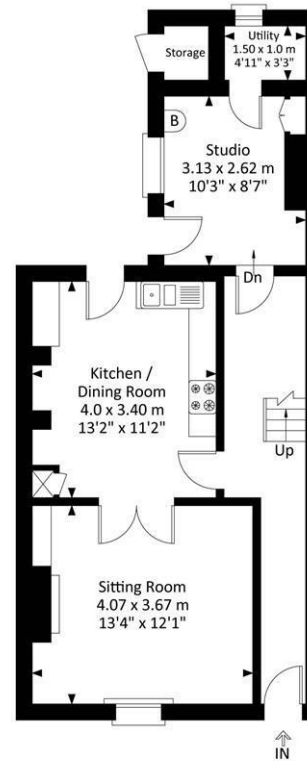
At the front of the house there is a small flower border and looking downhill you see the picturesque St.Werburgh's Climbing Church and the sunset.





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Approximate Gross Internal Area = 103.92 sq m / 1118.58 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
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 (82 plus) A (61-91) 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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