



£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.



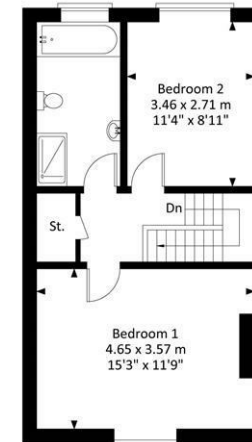


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Approximate Gross Internal Area = 95.69 sq m / 1029.99 sq ft

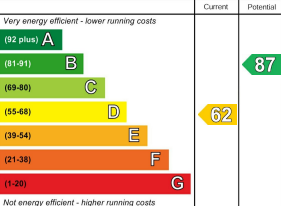
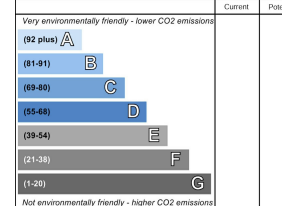


Ground Floor



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
 <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>87</p>	 <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(20-34) E</p> <p>(11-18) F</p> <p>(1-10) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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