



£475,000

52 Stafford Road, St Werburghs, Bristol, BS2 9UN

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

52 Stafford Road St Werburghs, Bristol, BS2 9UN

Spanning over three floors, this charming and very well presented three-bedroom home is located on Stafford Road. Set in the heart of St Werburghs, this mid-terrace Victorian property has many benefits, one of which is the private northeast-facing garden.

The accommodation on the ground floor comprises: an entrance porch that leads in to the hallway. At the front of the property is a living room with a bay window complete with upvc double glazed windows, stripped wooden floors and a log burner. Adjacent is a large open plan kitchen/diner featuring a range of wood wall and base units and contrasting work surfaces with tiled splash-backs. Further features include space for appliances, while the dining area has plenty of space for a dining table and chairs and feels light thanks to a set of patio doors which look out onto the rear garden.

The central stairway leads up to the first floor to two double bedrooms and a family bathroom. To the front is a double bedroom, spanning the full width of the property, again with upvc double-glazed windows and stripped wooden flooring.



The second double bedroom is located at the back of the house and overlooks the rear garden. Completing the floor is a smartly finished family bathroom with modern white suite and stainless steel mixer shower, tiled splash-backs and a heated towel rail complete the look.

Stairs lead to a recently converted loft principal bedroom, spanning the depth of the property, flooded with natural light from a floor to ceiling double glazed window and skylights. The bedroom further benefits eaves storage and a shower en-suite.

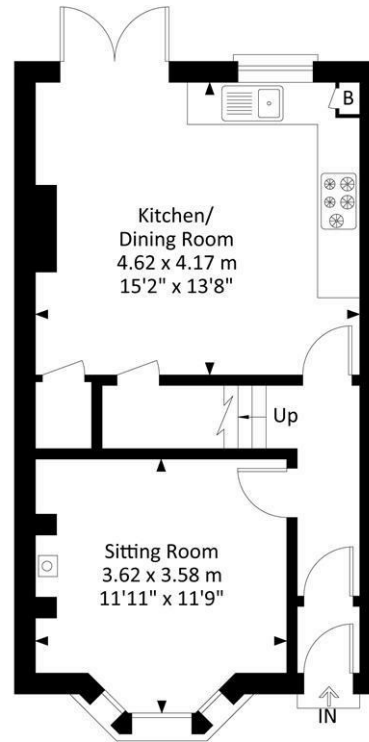
Externally, the rear garden benefits a sunny aspect. There is a raised planter down one side, and a path through the middle leading to a patio area at the end of the garden, perfect for alfresco dining,



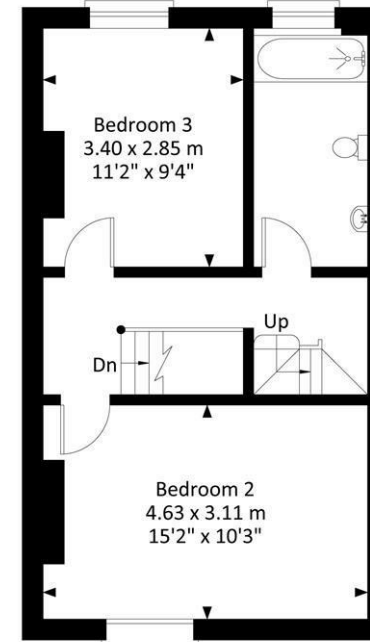


Stafford Road, St Werburgh's, Bristol, BS2 9UN

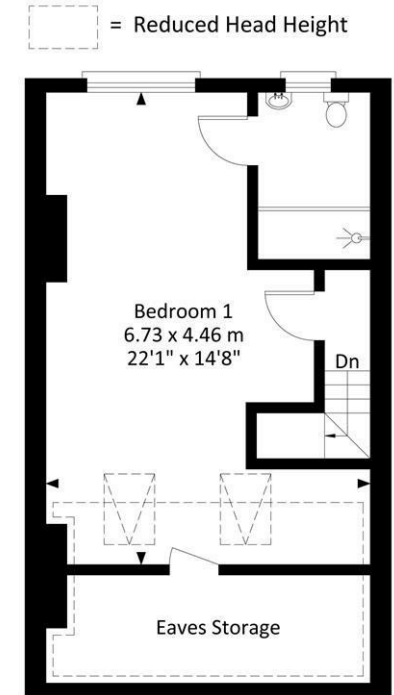
Approximate Gross Internal Area = 109.77 sq m / 1181.55 sq ft
(Excluding Eaves Storage)



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
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.