



£400,000

49. Mogg Street, St Werburghs, Bristol, BS2 9UF

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A stylish and beautifully presented two-bedroom home located on Mogg Street. Set in the heart of St Werburghs this end of terrace property has many benefits one of which is the private South facing garden.

The accommodation on the ground floor comprises to the front of the property a living room with double glazed bay window, built-in window seat with extra storage beneath, ceiling coving, solid wood mantle and engineered oak flooring. Adjacent is a large open plan kitchen/diner featuring a range of contemporary wall and base units with chrome fittings, solid wood work surfaces and metro tiled splash-backs. Further features include an integrated oven/hob with stainless steel extractor hood, dishwasher and a flagstone tiled floor throughout. The dining area has plenty of space for a table and chairs and feels light and bright thanks to a set of patio doors which look out on to the pretty rear garden.

The central stairway leads up to the first floor to two double bedrooms and a family bathroom. The master bedroom is located at the front of the house and spans the full width of the property. Features include



engineered oak flooring, cornice and large walk-in cupboard, whilst a double glazed window provides a pleasant and leafy outlook across towards St Werburghs Primary School. Bedroom number two is also a double and is located at the back of the property, overlooking the rear garden. Completing the floor is a smartly finished family bathroom with modern white suite and stainless steel mixer shower. Metro tiled splash-backs, panelled walls and bath panel complete the look.

Externally at the rear is a private South-West facing garden which has been completely decked and planted on both sides with raised beds. This sunny garden feels very private mainly in thanks to some mature trees and shrubs at the end of the garden. The garden also benefits from side access via a small gated lane to the side of the house.

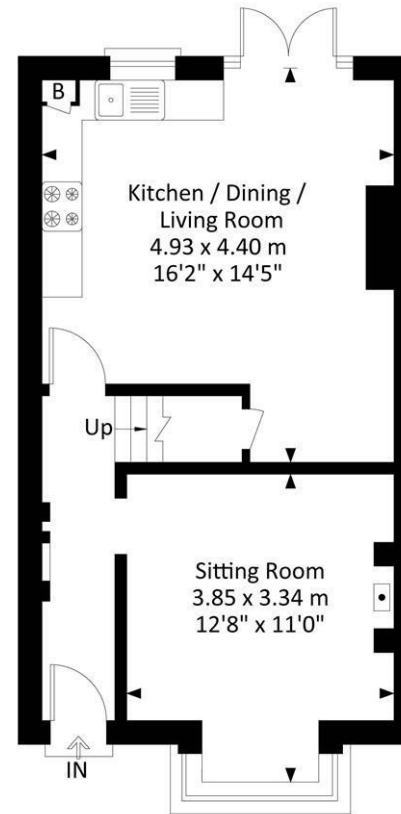
49 Mogg Street is presented in excellent condition. Tucked away in a very popular location it also provides easy access to the local hot-spots including Mina Road Park, Wiper and True Brewery, the two climbing centres, and the City Farm. It is also conveniently located for the city centre, Cabot Circus and the many shops at the Eastgate Centre.



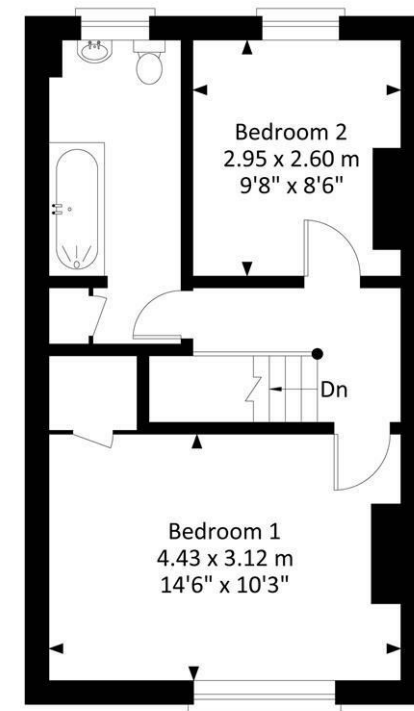


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Approximate Gross Internal Area = 71.61 sq m / 770.80 sq ft

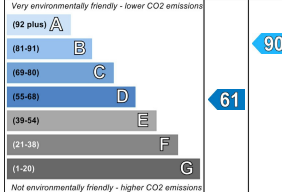


Ground Floor



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