



£375,000

40 Southey Street., St Werburghs, Bristol, BS2 9RE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

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.



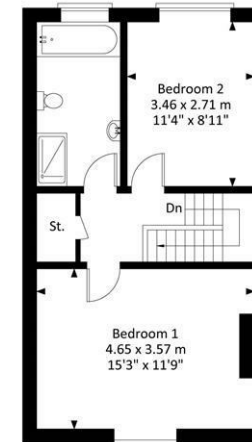


40 Southey Street, St Werburghs, Bristol, BS2 9RE

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

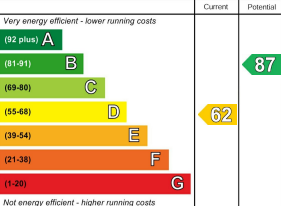
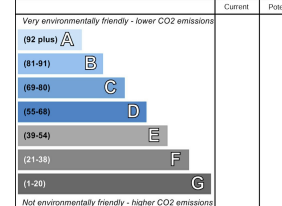


Ground Floor



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
 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 (61-81) B (49-60) C (35-48) D (29-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	87	62
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC	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.