

## Mogg Street St Werburghs Bristol BS2 9UB • £320,000



### 3 BEDROOMS • 1 BATHROOMS • 2 RECEPTIONS • TENURE: Freehold

#### 3 BEDROOM VICTORIAN LAWNED REAR GARDEN

#### POPULAR AREA

#### DOUBLE GLAZING

#### GAS CENTRAL HEATING

#### NO CHAIN

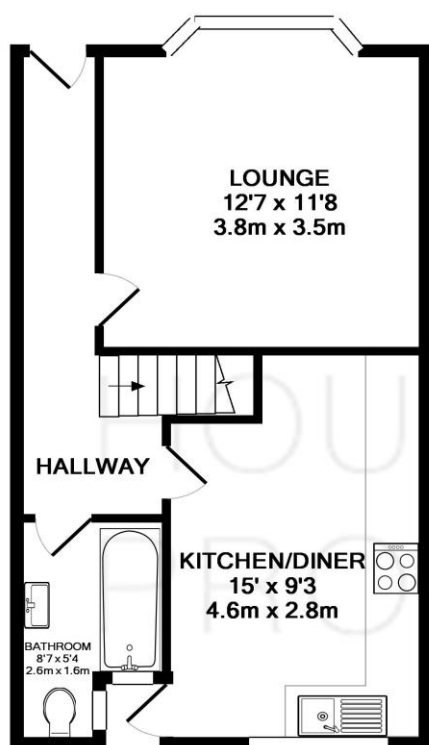
#### CLOSE TO LOCAL SHOPS & CAFE'S

#### GOOD ACCESS INTO & OUT OF BRISTOL

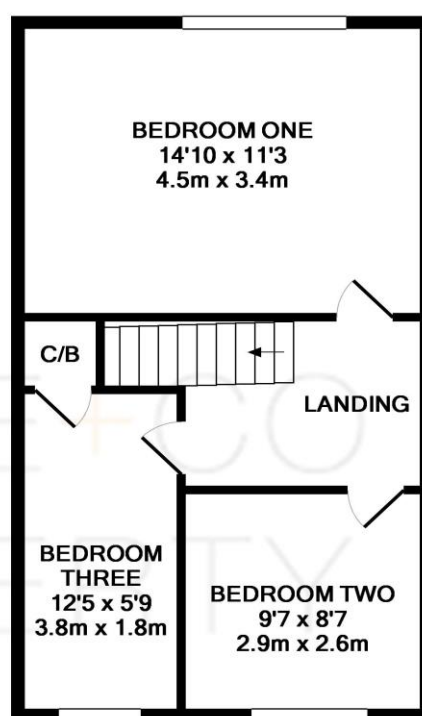
#### PERIOD CHARACTER

#### IDEAL FOR FIRST TIME BUYERS

Set in this popular area of St Werburghs this 3-bedroom Victorian house has an excellent location within a convenient distance of Bristol City Centre, Cabot Circus and Broadmead retail outlets. More locally St Werburghs City farm is just around the corner, as is the Bristol climbing centre and the green open space of the Narrowways Nature Reserve. There are a number of shops and cafes just down the road, plus local primary and secondary schools nearby. The property comprises inner hallway, bay lounge, kitchen/diner and bathroom to the ground floor, plus 3 bedrooms on the first floor. It also features gas central heating from a combination boiler, stripped and varnished floorboards and more! Finally, the house boasts a pleasant lawned rear garden and NO CHAIN!



GROUND FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)

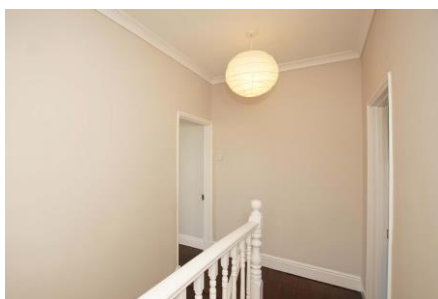


1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018





## Room sizes

### GROUND FLOOR

Hallway

Lounge

12' 7" x 11' 8" (3.83m x 3.55m)

Kitchen/Diner

15' 0" x 9' 3" (4.57m x 2.82m)

Bathroom

8' 7" x 5' 4" (2.61m x 1.62m)

### FIRST FLOOR

Landing

Bedroom One

14' 10" x 11' 3" (4.52m x 3.43m)

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.61m)

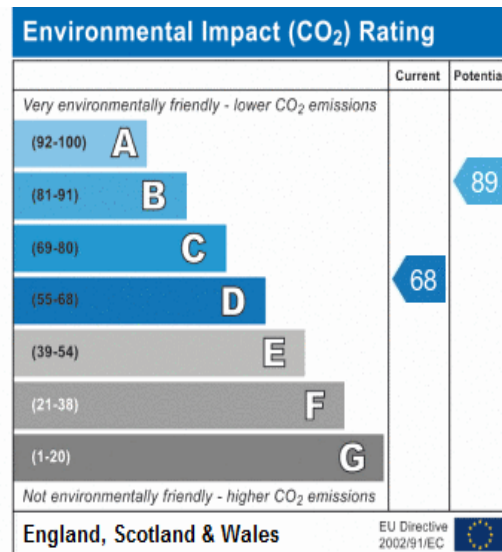
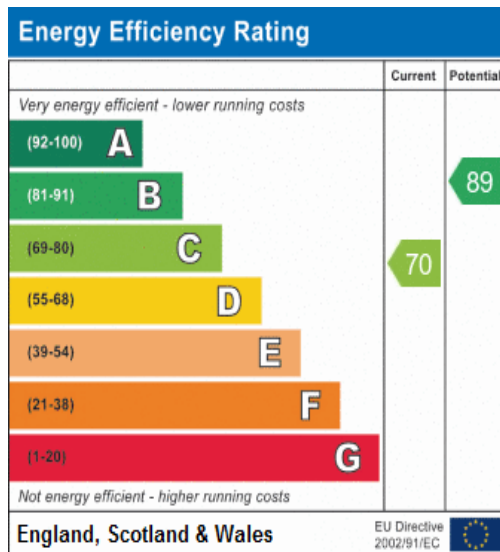
Bedroom Three

12' 5" x 5' 9" (3.78m x 1.75m)



110 Church Road, Redfield, Bristol, BS5 9LJ • 0117 907 0020 • [houseandco.co.uk](http://houseandco.co.uk) • [sales@houseandco.co.uk](mailto:sales@houseandco.co.uk)

House + Co Property is a trading style of Empirion Limited. Registered in England and Wales. Reg No. 06494406  
Registered address The Bank Chambers, 112a Church Road, Redfield, Bristol, BS5 9LJ



## General information

Money Laundering Regulations 2003 – Intending purchasers will be asked to produce identification documents prior to the agreement of a sale. You will be informed of acceptable documentation upon making an offer to this office.

These particulars do not constitute part or all of an offer of contract.

The measurements indicated are supplied for guidance only and as such must be considered approximate.

Potential buyers are advised to recheck the measurements before committing to any expense.

House + Co Property have not tested any equipment, fixture, fitting, apparatus or services and cannot guarantee that they are in working order.

House + Co Property have not sought to verify the legal title of the property and the buyers must obtain verification from their legal representative.

House + Co Property prepared these details for themselves in good faith and whilst believed to be correct, we give notice that none of the statements contained in these particulars for this property are to be relied upon as statements or representation of fact. Some statements are inevitably subjective, and are therefore the view of the author at the time the information was prepared. If any items are important to you, then please check with the office first, especially if you are travelling some distance to view.

## Note regarding floorplan

The computer-generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for accuracy. Purchasers should satisfy themselves as to the layout of the property prior to making any decision to buy.