



£375,000

8 Cleave Street, St Werburghs, Bristol, BS2 9UD

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)



## 8 Cleave Street St Werburghs, Bristol, BS2 9UD

A smartly presented three-bedroom house on Cleave Street, St. Werburghs.

Situated close to Mina Road Park, this bay-fronted Victorian mid-terrace features a separate living room, an open-plan rear reception room and kitchen that opens onto the garden, three bedrooms and further scope to extend into the loft space.

From the front door you enter into the hallway and a doorway on the left leads through to the sitting room which features a stunning bay window and ceiling cornice.

Continue through the hallway and enter the open-plan rear reception room. This fantastic space is perfect for socialising and there is also a useful storage cupboard under the stairs in the corner of the room. The kitchen units comprise wall and base units with wood-effect work surfaces. There is plenty of cupboard storage available along with integrated appliances including oven with gas hob and extractor over.

Upstairs at the front of the property is the master bedroom which spans the entire width of the house. The window draws in



lots of natural light and provides an outlook down onto the quiet street in front. There is ceiling coving and a cast iron fireplace.

At the back of the house is another double bedroom. This room has an outlook onto the green and leafy back gardens of this property and the neighbouring ones. The third bedroom is also located to the rear of the property and is currently set up as a home office.

Next door is a nice sized bathroom which features a bath with shower over, shower screen, tiled surround, toilet and pedestal washbasin.

Externally the enclosed rear garden features a split level with a raised seating area.

This home has been well looked after by the current owners who are now ready to move on and are selling with no onward chain.







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Approximate Gross Internal Area = 87.2 sq m / 939 sq ft

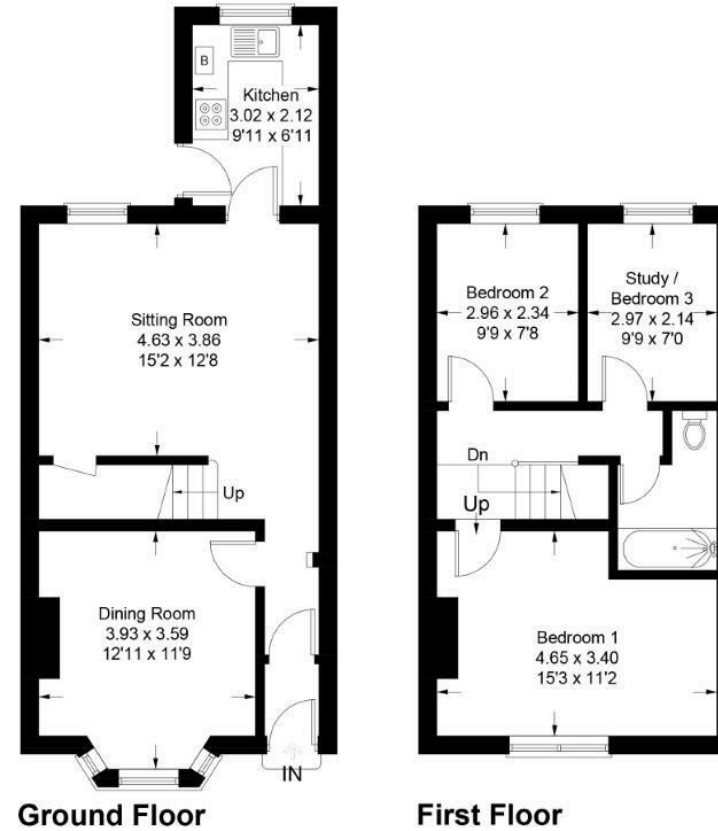

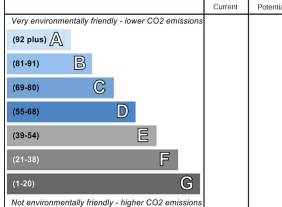


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID943804)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>86</b></p>	 <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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