



£425,000

39 Stafford Road, St Werburghs, Bristol, BS2 9UR

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39 Stafford Road  
St Werburghs, Bristol, BS2 9UR

A well-presented 2-bedroom mid-terrace house located on Stafford Road in the sought-after area of St Werburghs.

This property boasts a separate living room with built-in alcove storage and a bay window with a window seat.

As you move to the rear of the property you'll be greeted by an inviting open-plan kitchen/diner illuminated by a large skylight, creating a bright and airy space perfect for cooking and dining. The kitchen features a range of wall and base units with plenty of countertop workspace and views out to the private rear garden.

The first floor features a full-width master bedroom, providing ample space and stripped wooden floors. The second bedroom, currently set up as a nursery, offers versatility to suit your needs, whether as a child's room, a home office, or a guest bedroom.

Completing this floor is the family bathroom with a bath with shower over head, W/C and wash basin. This room also has stripped wood floors and tiles surrounding the bath.



Externally you find a private rear garden which features block paving offering a low-maintenance garden which further benefits from a southwest-facing aspect.

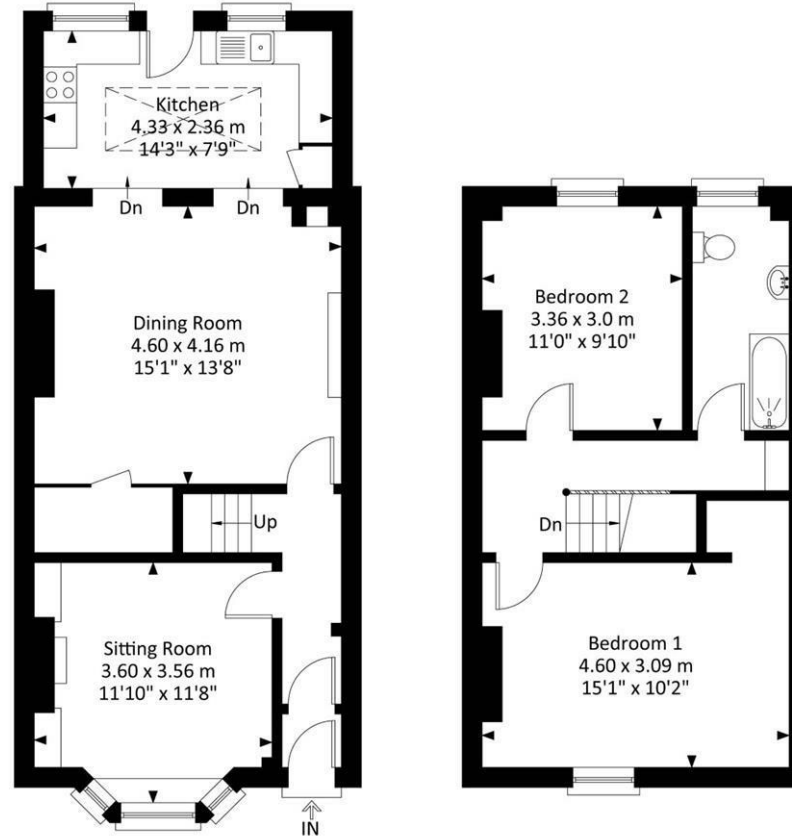
Located in the vibrant area of St Werburghs, this property is surrounded by local amenities, green spaces, and a strong sense of community. Don't miss the opportunity to make this house your home and enjoy the best of Bristol living.





## Stafford Road, St Werburghs, Bristol, BS2 9UR

Approximate Gross Internal Area = 89.68 sq m / 965 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



| 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>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(29-54) <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> |                         |
|  | <b>83</b>               |  |                         |
|  | <b>64</b>               |  |                         |
| England & Wales  | EU Directive 2002/91/EC | England & Wales  | EU Directive 2002/91/EC |

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