



£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.

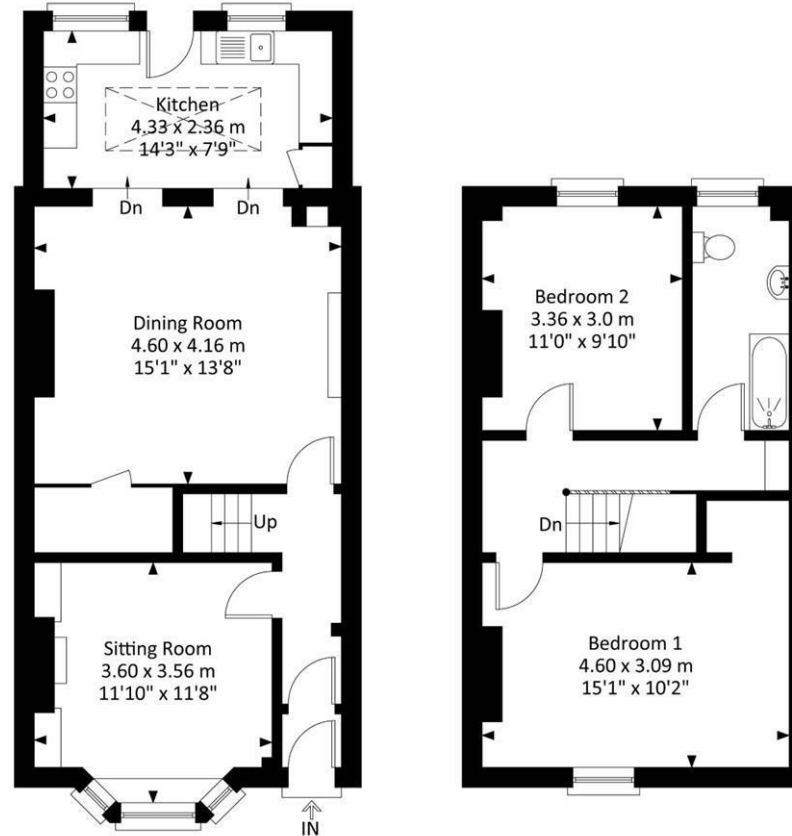
Located in the vibrant area of St Werburghs, this property is surrounded by local amenities, green spaces, and a strong sense of community. Don't miss the opportunity to make this house your home and enjoy the best of Bristol living.





## 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-91) <b>B</b>	
(69-80) <b>C</b>		(50-80) <b>C</b>	
(55-68) <b>D</b>		(35-68) <b>D</b>	
(39-54) <b>E</b>		(20-54) <b>E</b>	
(21-38) <b>F</b>		(11-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>83</b>	<b>64</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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