



£415,000

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.

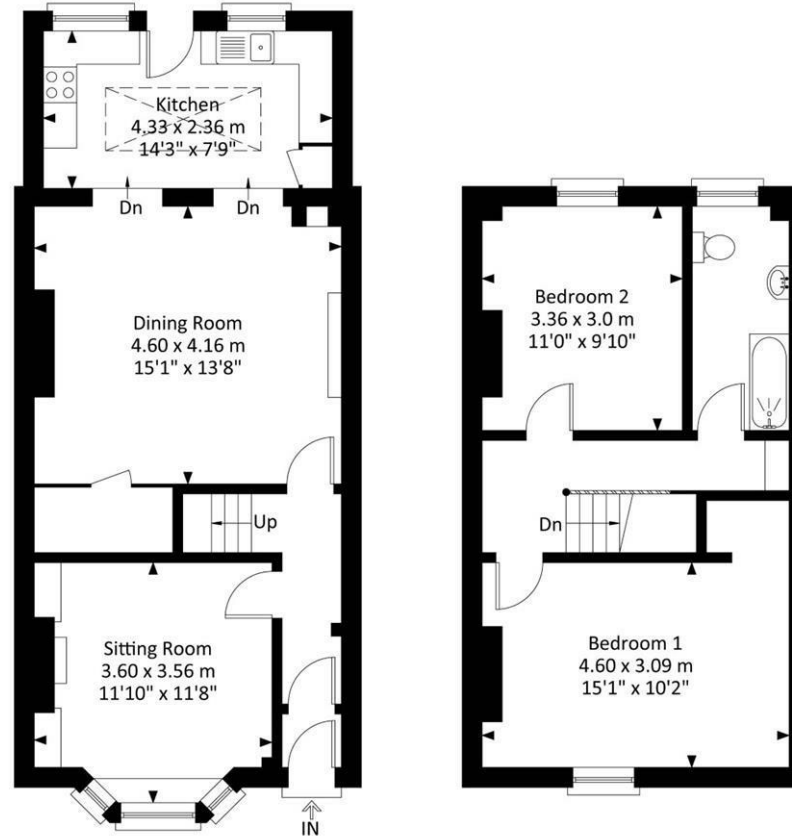
Located in the vibrant area of St Werburghs, this property is surrounded by local amenities, green spaces, and a strong sense of community. Don't miss the opportunity to make this house your home and enjoy the best of Bristol living.





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

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