



£375,000

11 Morgan Street, St Pauls, Bristol, BS2 9LG

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An attractive two-bedroom home on Morgan Street within half a mile of the city centre sold with no onward chain. The ground floor accommodation comprises a light and bright living room with a fireplace, bay window, stripped wood floors and built-in storage in the alcoves. At the rear of the ground floor is the dining room with a wood floor, an exposed staircase and a window overlooking the garden. An opening then leads on to a kitchen/breakfast room fitted with a range of contemporary units with a solid-wood worktop. The kitchen/breakfast room is light and bright with a Velux window and glazed French doors opening across the back of the house onto the garden making it a perfect space for entertaining.

On the first floor is a master bedroom with stripped wood floors which spans the full width of the property, the second double bedroom features fitted carpets a fireplace and a sash window which overlooks the garden. Completing this floor is the bathroom with a white suite and stripped wood floors.

Externally you have the private rear garden which has been split into two sections;



closest to the house is a stone chippings seating area leading onto a lawned area with borders made of railway sleepers and a range of mature shrubs and trees.

This is a well-presented Victorian home located on a quiet road in a central Bristol location which would make a perfect first home. The house further benefits from having St Agnes Park at the end of the road and is within walking distance of the city centre, Mina road in St Werburghs and Gloucester road.





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 Approximate Gross Internal Area = 90.10 sq m / 969.82 sq ft

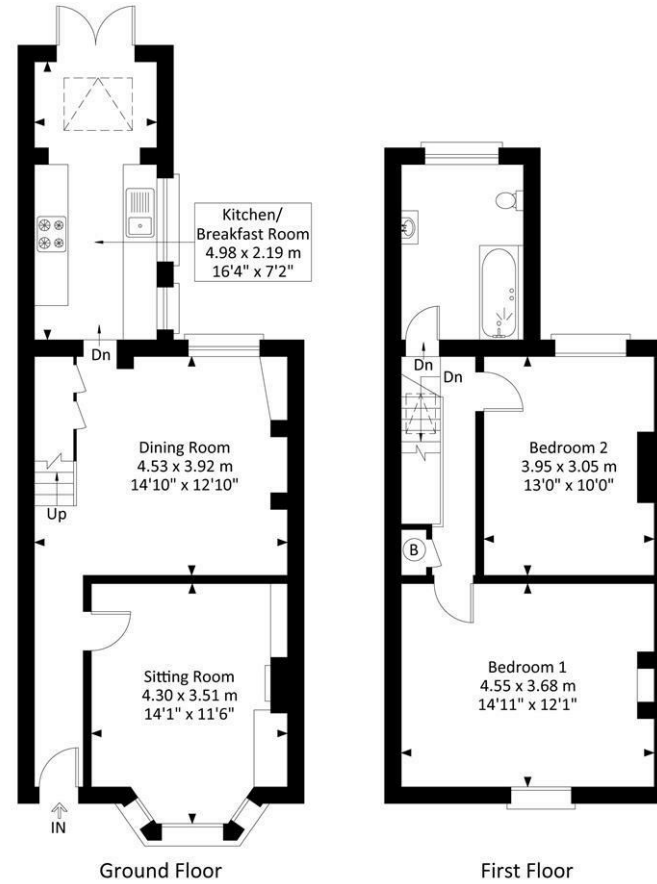


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(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	EU Directive 2002/91/EC	78	England & Wales
			EU Directive 2002/91/EC

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