



£475,000

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52 Stafford Road St Werburghs, Bristol, BS2 9UN

Spanning over three floors, this charming and very well presented three-bedroom home is located on Stafford Road. Set in the heart of St Werburghs, this mid-terrace Victorian property has many benefits, one of which is the private northeast-facing garden.

The accommodation on the ground floor comprises: an entrance porch that leads in to the hallway. At the front of the property is a living room with a bay window complete with upvc double glazed windows, stripped wooden floors and a log burner. Adjacent is a large open plan kitchen/diner featuring a range of wood wall and base units and contrasting work surfaces with tiled splash-backs. Further features include space for appliances, while the dining area has plenty of space for a dining table and chairs and feels light thanks to a set of patio doors which look out onto the rear garden.

The central stairway leads up to the first floor to two double bedrooms and a family bathroom. To the front is a double bedroom, spanning the full width of the property, again with upvc double-glazed windows and stripped wooden flooring.



The second double bedroom is located at the back of the house and overlooks the rear garden. Completing the floor is a smartly finished family bathroom with modern white suite and stainless steel mixer shower, tiled splash-backs and a heated towel rail complete the look.

Stairs lead to a recently converted loft principal bedroom, spanning the depth of the property, flooded with natural light from a floor to ceiling double glazed window and skylights. The bedroom further benefits eaves storage and a shower en-suite.

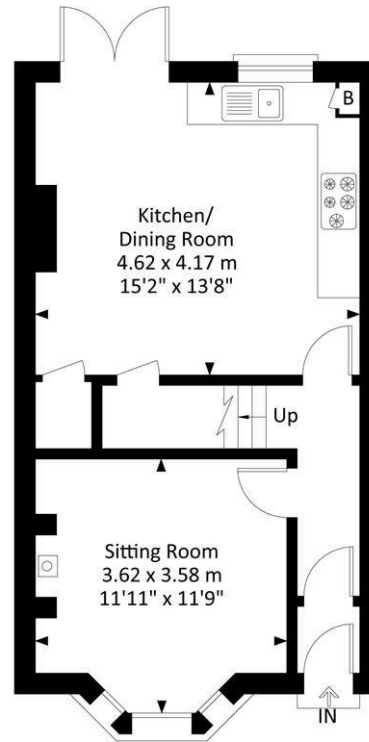
Externally, the rear garden benefits a sunny aspect. There is a raised planter down one side, and a path through the middle leading to a patio area at the end of the garden, perfect for alfresco dining,



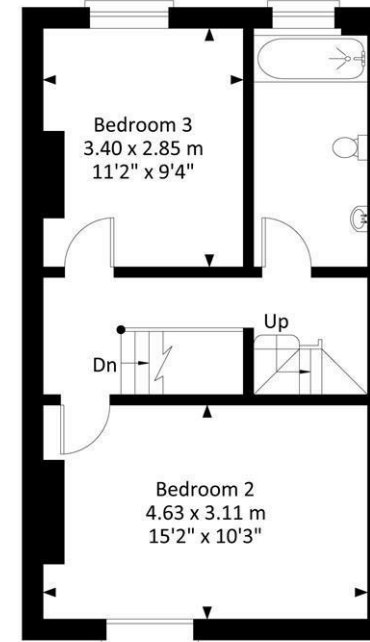


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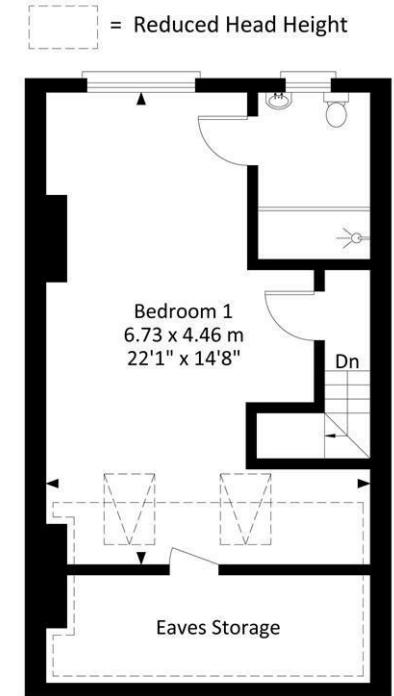
Approximate Gross Internal Area = 109.77 sq m / 1181.55 sq ft
(Excluding Eaves Storage)



Ground Floor





First Floor



Second Floor

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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | |
|---|-----------|--|---|--|
| | Current | Potential | | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | 85 | (92 plus) A | |
| (81-91) B | | | (81-91) B | |
| (69-80) C | 71 | | (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 | England & Wales | |
|  | | |  | |