

elephant 



£395,000

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## 8 Warminster Road St Werburghs, Bristol, BS2 9UH

This attractive three-bedroom period home is situated in the highly desirable area of St Werburghs, and just a short walk from Mina Road with its popular park and excellent restaurants & cafés. Also nearby are St Werburghs City Farm and Narroways Nature Reserve. The property also enjoys easy access to the City Centre, M32, M4 and M5 motorway networks.

The accommodation briefly comprises a sitting room, kitchen/diner and shower room on the ground floor, and three bedrooms and a bathroom on the first floor. The sitting room features new double-glazed bay sash windows and retains a cornice and picture rail. At the rear, the kitchen/diner extends across the width of the property and has recently fitted double doors leading to the garden.

The kitchen is fitted with a range of wall and base units with an integrated gas hob/electric oven, a central island with an inset stainless-steel sink and drainer, and space for white goods. A door from the kitchen leads onto a shower room comprising a shower cubicle, wash hand basin and w.c and could be converted into a large utility room.

The three bedrooms on the first floor are neatly decorated and have recently fitted





double-glazed windows. A family bathroom sits centrally on the first floor and comprises a panelled bath with an electric shower over, a wash hand basin, and a w.c. There is further scope to extend into the loft to create an additional bedroom (subject to the relevant permissions).

The rear garden has undergone a partial renovation, featuring a paved patio area and a pathway that separates the areas prepared for lawn or patio +/- raised beds.

Vendors comment....

Although recent circumstances mean moving on from this cosy home after just a year, we've loved living on one of the most peaceful streets in the Werbs, with friendly neighbours and a real sense of community out front, plus the glorious view of trees out back.

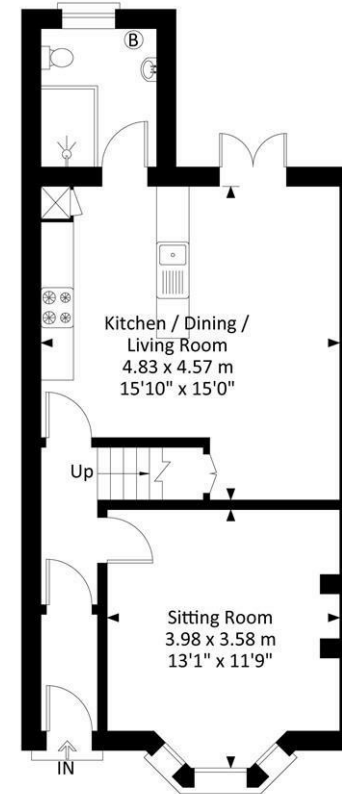
We've made a start on updates and upgrades: installing new windows and Victorian picture rails, fixing the roof, plus clearing the jungle out back - safe in the knowledge that the previous owner's top-to-toe structural renovation (damp course, timber treatments, etc) means we have been, and you in turn will be, working on very solid foundations: so it's over to you to for the next chapter...?!



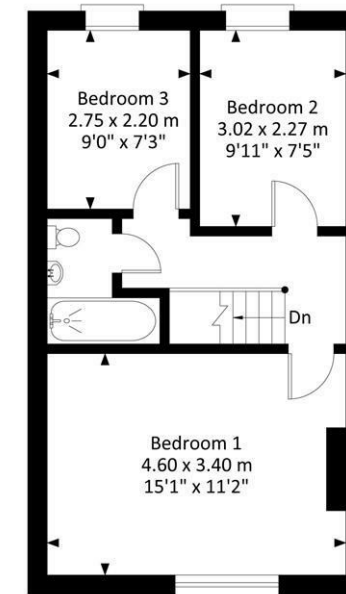


## 8 Warminster Road, St Werburgh's, Bristol, BS2 9UH

Approximate Gross Internal Area = 82.36 sq m / 886.51 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurement are approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	