



MAGGS  
& ALLEN

165 MINA ROAD  
ST WERBURGH, BRISTOL, BS2 9YQ  
£450,000

A three double bedroom Victorian home located within a popular neighbourhood in St Werburgh's, ideally situated close to shops, cafe's, transport links and the City Farm. Offered to the market with no onward chain.

## Ground Floor

An original front door gives way to an entrance vestibule, which in turn leads to the entrance hall; with stripped floorboards throughout, and providing access to the principal rooms and staircase.

The front reception room is a bright, bay-fronted sitting room retaining a range of original features including stripped floorboards, cornicing and a cast iron fireplace with a solid wood surround. An opening leads through to an open-plan kitchen/diner with an external door providing level access to the rear garden. Ample space is available for a large dining table, and the kitchen comprises a range of base and wall-mounted units with solid wood worktops and fitted wooden shelving. Integrated appliances include an electric oven and grill, gas hob with extractor and stainless steel sink. Further space is available for a washing machine, dishwasher and fridge/freezer.

## First Floor

Ascending to the first floor landing, you will find two double bedrooms and a family bathroom.

To the front elevation, the second bedroom spans the width of the house and features stripped floorboards, a cast iron fireplace and dual sash windows allowing for natural light to flood the space. The third bedroom sits at the rear of the house, and is also a well-sized double. Adjacent, the bathroom encompasses a three-piece suite of toilet, sink and bath with shower over.

An internal door opens to the staircase rising to the second floor.

## Second Floor

The loft has been converted to create a sizeable main bedroom boasting an exposed brick wall, three skylights and ample space for a desk and further storage.

## Rear Garden

The property further benefits from a private, westerly-facing rear garden which has been almost entirely decked; creating an ideal space for entertaining and enjoying the afternoon/evening sun.

## Location

Sandwiched between Montpelier, Ashley Down and St. Pauls – St Werburgh's has a distinct character of its own.

Housing in St Werburgh's was largely built in the late 19th and early 20th centuries to accommodate the population growth due to Bristol's industrial expansion. Perhaps the most recognisable example of this is the partially still-standing Brooks Dye Works, which has recently been re-developed into a modern housing development. As a result, the property now boasts a range of Victorian, Edwardian, modern, and unique eco-friendly housing.

Today, St Werburgh's is known for its strong community spirit, eco-friendly initiatives and alternative culture. For families, Fairfield High and St Werburgh's Primary School are highly regarded, and the City Farm is a popular destination.

Food & drink in the area doesn't disappoint either; Better Foods, The Farm, Wiper & True and Namak are just a few of the popular go-to's in the area.

With an array of beautiful homes, popular cafes, pubs, and green spaces – the area has unsurprisingly become a popular destination for families and young professionals wanting to enjoy a central location with real charm.

## Schools

St Werburgh's Park Nursery School - 0.19 miles

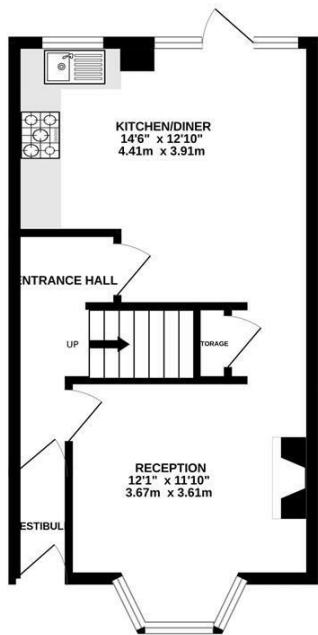
St Werburgh's Primary School - 0.12 miles

Fairlawn Primary School - 0.26 miles

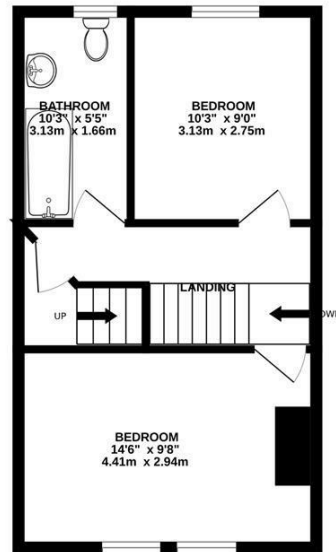
Fairfield High School - 0.32 miles



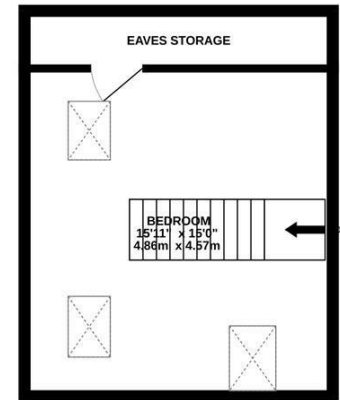
**GROUND FLOOR**  
381 sq.ft. (35.4 sq.m.) approx.



**1ST FLOOR**  
371 sq.ft. (34.5 sq.m.) approx.



**2ND FLOOR**  
281 sq.ft. (26.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three double bedroom Victorian home
- Loft conversion, creating a spacious main bedroom
- Bay-fronted sitting room and open-plan kitchen/diner
- Spacious family bathroom
- A range of original features retained
- Westerly-facing rear garden
- Located in a popular neighbourhood, close to the City Farm and local cafe's and amenities
- Offered to the market with no onward chain

**Guide Price:** £450,000

**Tenure:** Freehold

**Council Tax Band:** B

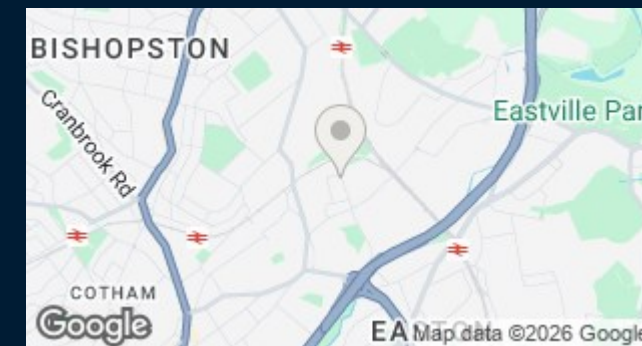
**EPC Rating:** E

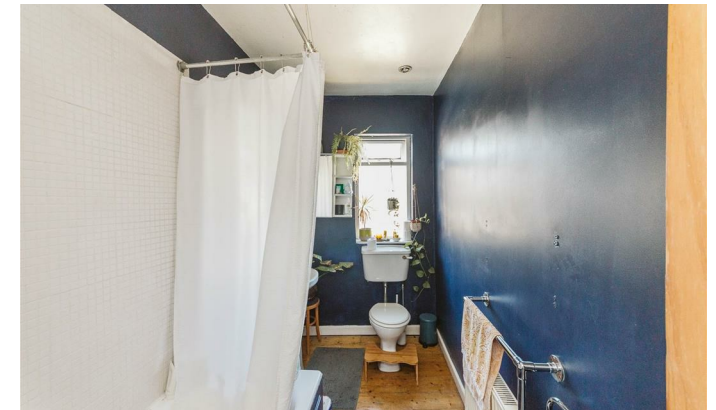
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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