MAGGS & ALLEN

14 WEEDON CLOSE

ST WERBURGH'S, BRISTOL, BS2 9XE

£400,000

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A beautifully-presented, three bedroom family home located within a quiet cul-de-sac in the heart of St Werburgh's. Offering three generous bedrooms, open-plan living, off-street parking, a garage, and gardens front and rear.

Vendor's Comments

"We have lived in St Werburgh's for almost 7 years. It is fantastic area, with a great community feel. Near the centre, without feeling like it. Over this time the Mina Road high street has come on leaps and bounds with new shops, restaurants and against all odds, the high-quality selection of pubs have all stayed open.

14 Weedon Close has been a warm and safe home for approaching 5 of those years and we are only moving on to meet the needs of our growing family. We hope it brings you as much joy living here as it has for us! "

Ground Floor

The front door opens into a bright reception room; spanning the width of the house, and boasting wood-effect flooring, a feature fireplace and a large, uPVC double glazed window providing attractive views of the garden. From here, a staircase ascends to the first floor landing.

Situated at the rear of the property is a generously-sized kitchen/diner - comprising a range of base and wall-mounted units with peninsula and wood-effect worktops. Integrated appliances include an electric oven, gas hob with extractor, dishwasher, washing machine and sink with drainer. A useful larder alcove provides further food storage, and space is available for a free-standing fridge/freezer. Two windows overlook the rear garden, with an external door providing level access.

First Floor

On the first floor, you will find three well-sized bedrooms and a family bathroom.

The main bedroom is situated to the front of the house, and is a sizeable double room with built-in wardrobes and a large window to the front elevation. The second bedroom is also a double, and benefits from two fitted storage cupboards. Bedroom 3 is a large single, and would make an ideal study or home office.

Completing the first floor is a contemporary family bathroom; encompassing a white, three-piece suite of toilet, sink and bath with shower over.

Externally

This property benefits from usable gardens to the front and rear. The front garden is a private, south-westerly facing space which is primarily laid to stone chippings with a lawned area, and raised beds to its borders.

The rear garden is laid to patio, making it an ideal space for outdoor dining and entertaining. From here, access is available to a large single garage, as well as a driveway providing off-street parking for one car.

Location

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

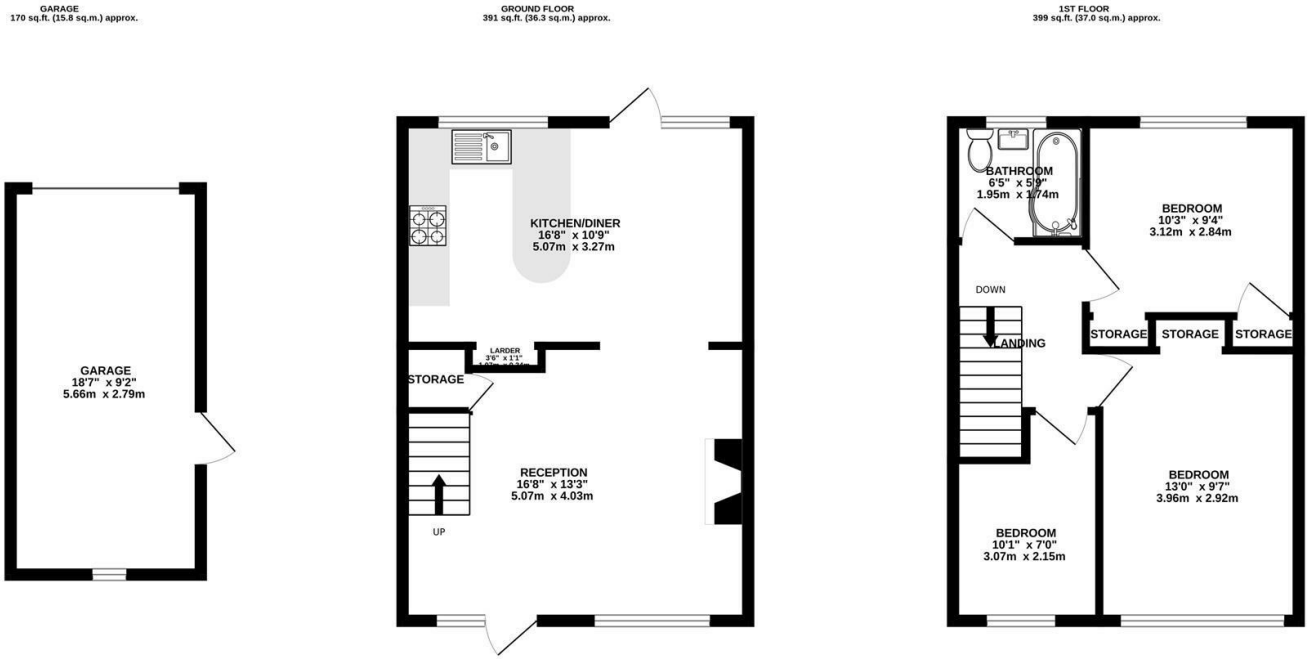
Housing in St Werburghs was largely built in the late 19th and early 20th centuries to accommodate the population growth due to Bristol's industrial expansion. Perhaps the most recognisable example of this is the partially still-standing Brooks Dye Works, which has recently been re-developed into a modern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

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

Food and 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.

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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- A beautifully-presented, three bedroom family home
- Modern, open-plan kitchen/diner with integrated appliances
- Bright, full-width living space
- Three sizeable bedrooms, with fitted storage
- Contemporary family bathroom
- Usable, private front and rear gardens
- Single garage and driveway
- Located in a quiet cul-de-sac within the heart of St Werburgh's

Guide Price: £400,000

Tenure: Freehold

Council Tax Band: B

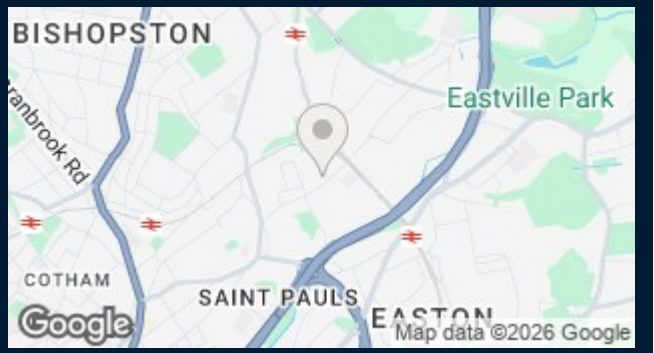
EPC Rating: C

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.



MAGGS & ALLEN

60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk

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