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87 Mina Road, St. Werburghs, Bristol, BS2 9XP

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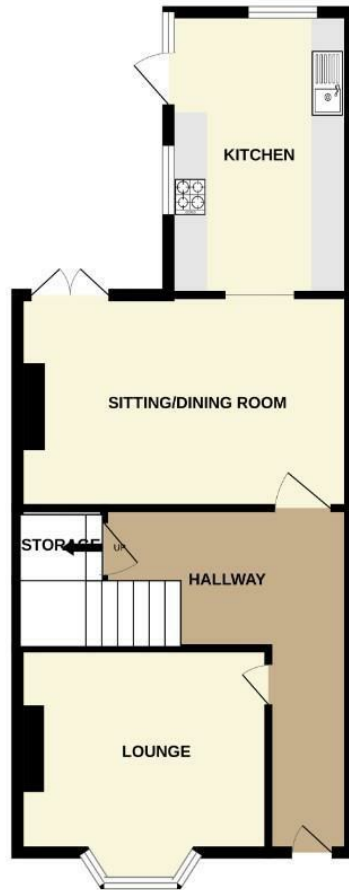
£330,000

****IDEAL ST WERBURGHS LOCATION**** On the high street meaning all the lovely restaurants and the park are literally steps away! Along with immediate M32 access and great schools nearby. Internally this property is deceptively spacious with two large reception rooms and a kitchen breakfast room leading to the sunny West facing garden. The colourful dog leg staircase leads to two double bedrooms and a big bathroom. Please come along and have a look to see the space and potential here.

- Prime St Werburghs Location
- Shops & Park on the Doorstep
- 95 Square Meters
- Immediate M32 Access & Great Schools Nearby
- Large Rooms Throughout
- West Facing Garden
- First Floor Generous Bathroom
- Spacious Central Dining/Sitting Room
- Patio Doors to Sunny Garden
- Bay Fronted Lounge

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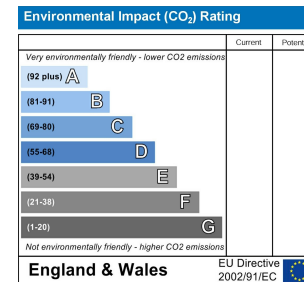
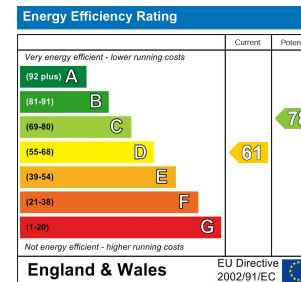
GROUND FLOOR



1ST FLOOR



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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FRONT DOOR

Front garden with mature plants and space for bins and bikes, wall and gate, wood door opening into

ENTRANCE HALL

Generous L shaped hallway with dado rail leading to the staircase with storage cupboard underneath, wood flooring, doors to

LOUNGE

12'0" x 10'1"

Double glazed bay window to front, currently used for work/storage, radiator

DINING/SITTING ROOM

13'6" x 10'10"

Lovely central colourful space with room for sitting, dining and office furniture, radiator, fireplace, double doors to rear garden, wood flooring

KITCHEN

13'3" x 7'11"

Wall and base wood units with work surface over, sink and drainer. fitted gas hob, space for washing machine and fridge freezer, space for table and chairs, two double glazed windows to side and one to rear, door to garden

STAIRS

Dog leg staircase with striped carpet leading to first floor landing, Velux skylight over

BEDROOM ONE

13'6" x 10'4"

Large bright double bedroom spanning the front of the property, two double glazed windows to front, wardrobe alcove with hanging rail

BEDROOM TWO

8'4" x 7'6"

Double bedroom. Double glazed window to rear, radiator

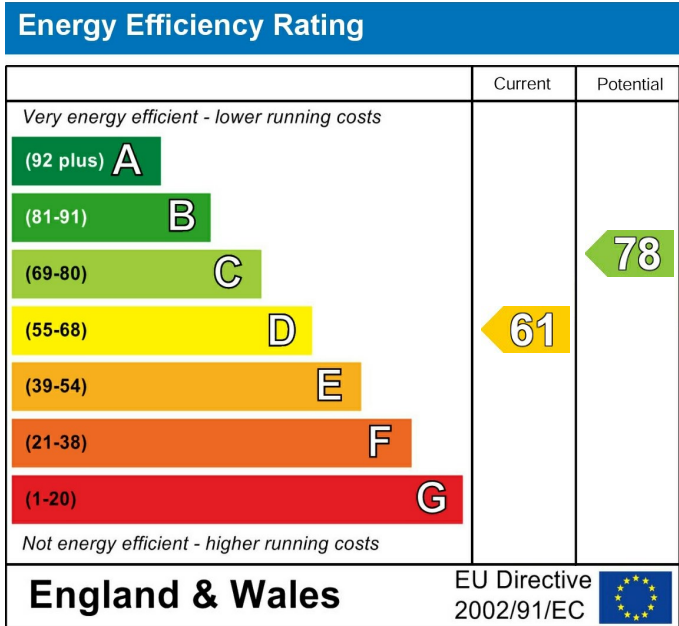
BATHROOM

14'3" x 5'4"

Three piece white suite comprising wc, large wash hand basin with wooden vanity unit beneath, bath with shower over, cupboard housing Worcester combination boiler, radiator, double glazed window to rear, drop down loft hatch with ladder for storage

GARDEN

Rear access, West facing



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









