

**St. Werburghs Park, Bristol, BS2**

Approximate Area = 920 sq ft / 85.4 sq m  
For identification only - Not to scale



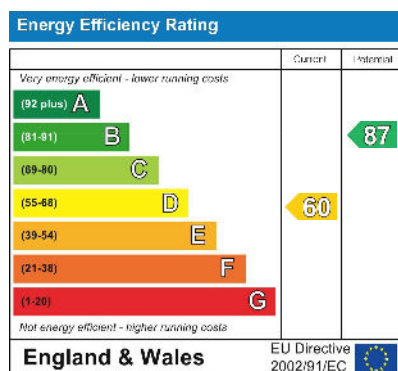
FLOOR PLAN:



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Bradley & Co. Inc. Zest Property Group. REF: 1454132.



EPC CHART:



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**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.



**12, St. Werburghs Park, Bristol, BS2 9YS**

2 Bedroom House

Guide price  
£400,000

- A pretty double fronted property, offered with no onward chain
- Two reception rooms, kitchen/breakfast room, two double bedrooms, bathroom
- Freehold. Council tax band B. EPC rating D
- Situated in a sought after location, in need of some modernisation
- Rear courtyard garden, on street parking

DETAILS

A two bedroom, mid terraced period property, in need of some modernisation.



A charming double fronted period property set in a sought after location, offered with no onward chain. The property offers spacious and light accommodation evenly spread over two floors and could benefit from some updating. Upon entering the property you will find two reception rooms to the front of the property whilst to the rear is a good sized kitchen/breakfast room, the upper floor comprises of two double bedrooms and a large bathroom. Externally there is a small private courtyard to the rear. On street parking.

Location  
St Werburghs Park is one of the quietest

and most sought after roads on the Western fringe of St Werburghs bordering Ashley Hill and Montpelier. The road gets very little through traffic and is a stone's throw from the green space provided by Narrowways Nature Reserve, the allotments and the City Farm. St Werburghs is home to a number of popular cafes, shops and attractions including The Better Food Company shop, Napolita Café and excellent restaurants. St Werburghs Primary School and Nursery school are both very central to the community and have a good reputation (both Ofsted Good), enhancing the pull of the area to families. The area's popularity derives

from its sense of community, but also from its close proximity to Bristol City Centre, Easton and Gloucester Road. The nearby M32 makes the area ideal for commuters, providing easy access to Bristol Parkway and the M4/M5 as well as providing connectivity to spectacular landscapes such as the Brecon Beacons, the Cotswolds and the Mendip Hills.

