



HUNTERS®
HERE TO GET *you* THERE

25 Magdalene Place, St Werburghs, Bristol, BS2 9RJ

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£395,000

****COOL PROPERTY IN VIBRANT LOCATION!**** Sitting between two train stations and two parks with immediate access beside the M32, this location is ideal. Walking distance to Stokes Croft & Central Bristol. Internally boasting a funky finish with a local graffiti artist's stamp in the garden! Two reception rooms with French doors to outdoor space along with the kitchen and separate utility beside, ideal for entertaining. Upstairs are three bedrooms and the bathroom. This home works perfectly for the current owners providing bike storage and a safe slow road for pets! Please get in touch to look inside.

- Awesome Location Near Stokes Croft
- Great Transport Links
- Green Space Nearby
- Deceptively Spacious
- Two Reception Rooms
- Graffiti Wall to Garden
- Fantastic Cool Finish Throughout
- Utility Room & Bike Store
- Three Bedrooms & Upstairs Bathroom
- Vendor Has Found New Home!

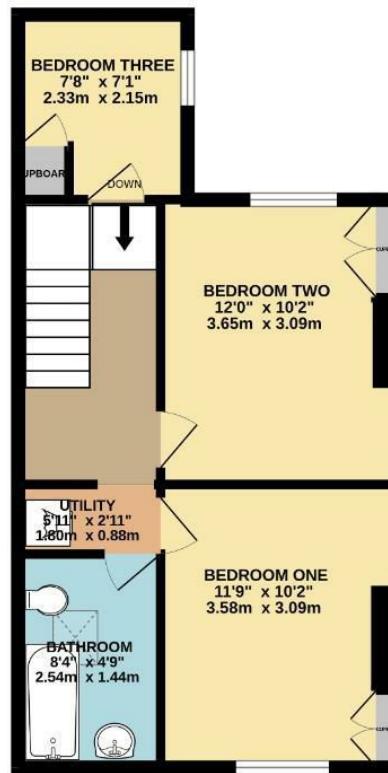
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 891sq.ft. (82.8 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 operation or efficiency can be given.

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Energy Efficiency Rating

	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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

FRONT DOOR

Leading into

ENTRANCE HALL**LOUNGE**

12'1" x 11'9"

Original fireplace, wood effect flooring, built in storage to alcoves, double glazed window to front, radiator

DINING ROOM

16'0" x 11'9"

Flagstone flooring, under stairs storage space, staircase to first floor, doorway into kitchen, exposed brick chimney breast, double glazed French doors to rear garden

KITCHEN

11'1" x 6'6"

Double glazed window to side, blue wall and base units with wood work surface over, sink and drainer, tiled splash backs, space for oven, additional space to end for fridge freezer and door to rear garden

STAIRS

With lovely exposed wood banister that curves onto first floor split level landing and doors to

BEDROOM ONE

11'9" x 10'2"

Double glazed window to front, radiator, built in storage

BEDROOM TWO

12'1" x 10'2"

Double glazed window to rear, built in wardrobe, radiator

BATHROOM

8'2" x 4'7"

Three piece white suite comprising bath with shower over, wc, wash hand basing, tiled walls, towel radiator, Velux skylight

UTILITY

Alcove beside bathroom with shelving, plumbing and space for washing machine

BEDROOM THREE

7'6" x 7'2"

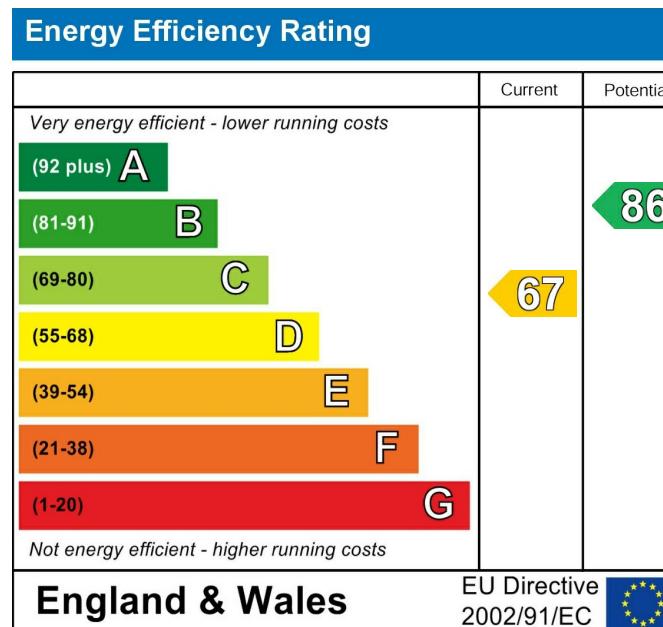
Double glazed window to side, built in storage, radiator, currently used as a dressing room but space for single bed and furniture

GARDEN

Low maintenance space with artificial lawn enclosed by graffiti wall with access to

BIKE STORE

Sheltered outdoor bike space



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.



