



- **CASH BUYERS ONLY**
- **Three Bedrooms**
- **Large Cellar**
- **NO ONWARD CHAIN**

- **Energy Rating - E**
- **Development Opportunity**
- **Rear Access Lane**
- **In Need Of Complete Renovation**

CASH BUYERS ONLY – Prime Development Opportunity in Hengrove

An excellent opportunity for developers and investors — this three-bedroom property in the popular Hengrove area offers substantial scope for refurbishment, reconfiguration, or extension (STPP). Requiring full modernisation throughout, it represents a blank canvas for those looking to add significant value.

The current layout comprises an entrance hall leading to a spacious lounge/diner and separate kitchen, with three well-proportioned bedrooms and a family bathroom upstairs. There's clear potential to redesign the internal layout to suit modern living demands or rental accommodation.

Externally, the property boasts a generous rear garden and benefits from a large cellar, ideal for storage or potential conversion (subject to permissions). There is further scope for rear or loft extensions, or even a more comprehensive redevelopment project, all subject to planning approval.

Located in a well-connected residential area with strong local demand, this property is ideal for resale or buy-to-let investment once upgraded.

Offered with no onward chain, this is a standout opportunity for cash buyers seeking a rewarding project in a high-demand location.

Lounge / Diner 25'7" into bay x 11'8" max (7.82 into bay x 3.56 max)

Kitchen 13'1" x 6'9" (4 x 2.06)

Bedroom One 14'11" into bay x 10'2" (4.56 into bay x 3.12)

Bedroom Two 12'2" x 11'6" (3.73 x 3.52)

Bedroom Three 9'4" x 7'2" (2.86 x 2.2)

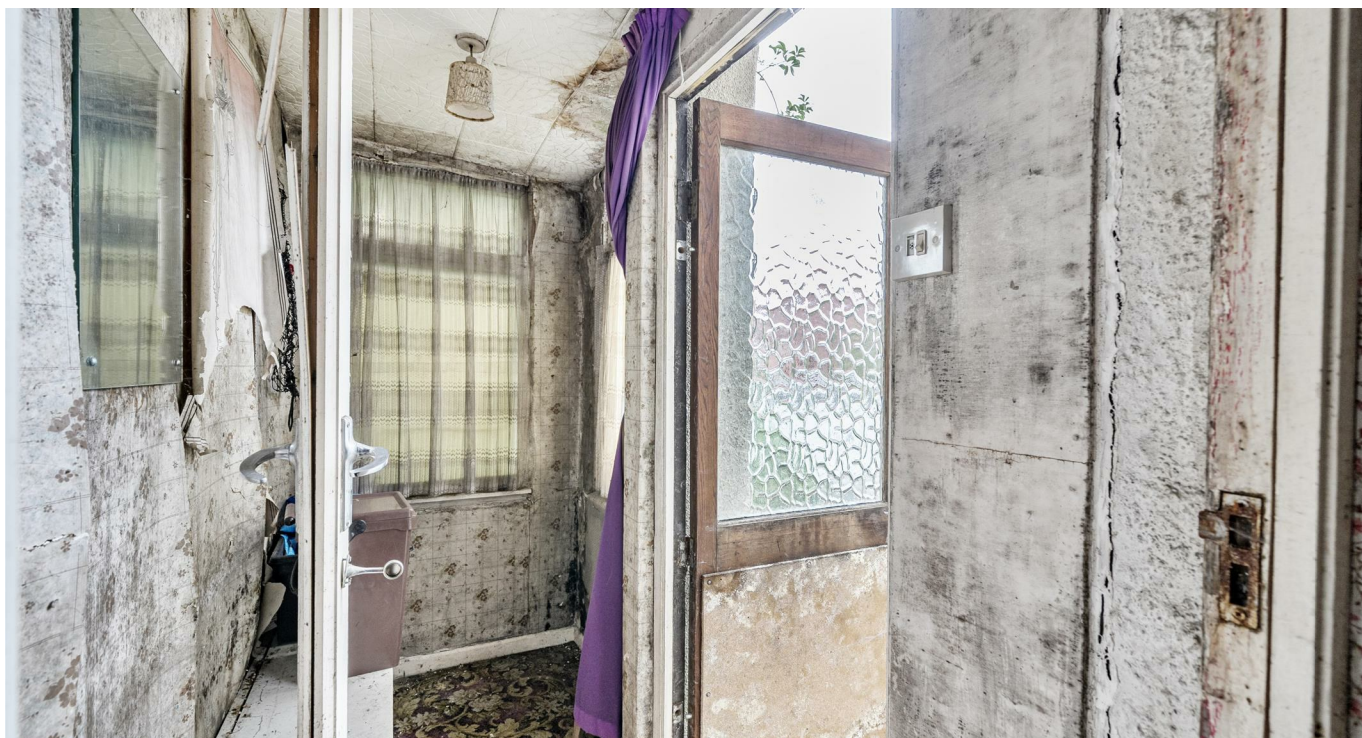
Bathroom 7'9" x 6'2" (2.38 x 1.88)

Tenure Status - Freehold

Council Tax - Band B





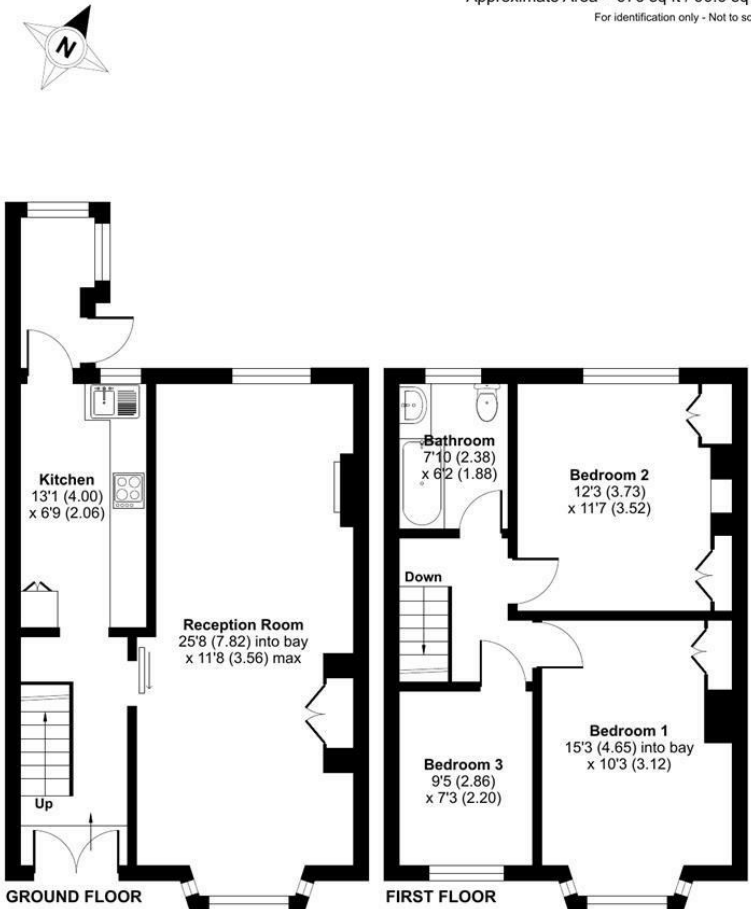






Westleigh Park, Bristol, BS14

Approximate Area = 976 sq ft / 90.6 sq m
For identification only - Not to scale

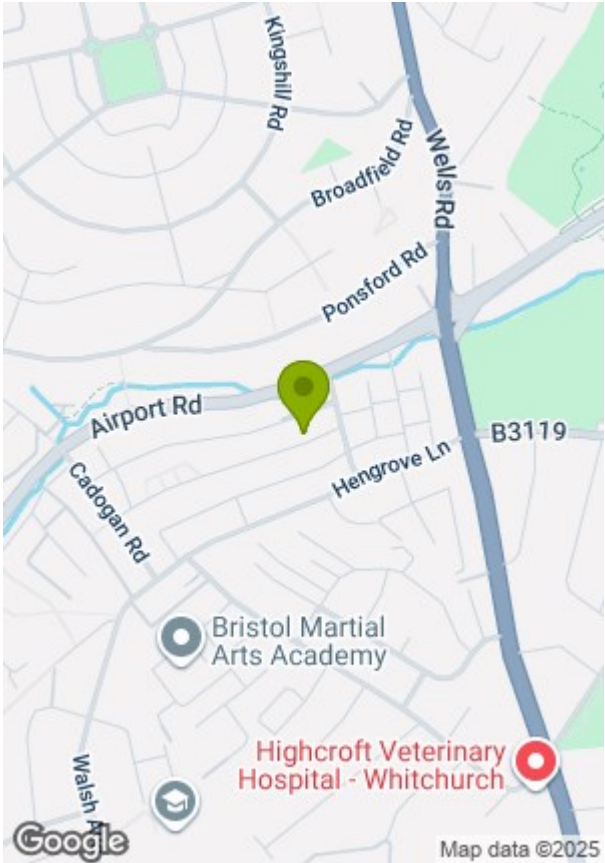


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1310247

© nrichcom 2025



GREENWOODS
SALES • LETTINGS • COMMERCIAL



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.