



**Connells**

Belvoir Road  
Bristol

Belvoir Road  
Bristol BS6 5DQ

for sale offers in excess of  
**£1,175,000**



### Property Description

A substantial 7 bedroom, 2 reception room three storey Victorian semi-detached villa with bathroom/shower rooms on every floor located in the heart of St Andrews, close to St Andrews Park and Gloucester Road. Further benefiting a level rear garden.

The property has been converted into four apartments:

Flat A: Top floor duplex apartment complete with two bedrooms, lounge, separate kitchen, and shower/cloakroom.

Flat B: Front First Floor apartment complete double bedroom, 13ft lounge, kitchen and shower/cloakroom.

Flat C: Rear First Floor apartment complete with double bedroom, lounge and and ensuite shower/cloakroom.

Flat D: Ground floor apartment complete with three bedrooms, 21ft lounge/kitchen and bathroom.

Situated in a popular neighbourhood within easy reach of the excellent independent local shops, cafes and restaurants of Gloucester Road. Bus connections and the local Montpelier train station are also nearby, as is the wonderful St Andrews Park.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

**T 0117 950 1552**  
**E westburyontrym@connells.co.uk**

6 Canford Lane  
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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WOT308664](http://connells.co.uk/Property/WOT308664)**

This is a Leasehold property with details as follows; Term of Lease 1000 years from 29 Sep 1871. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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