

The logo for 'elephant' is displayed in a white, lowercase, sans-serif font. To the right of the word is a blue icon consisting of a stylized 'e' shape, resembling a curved line or a partial circle.

£550,000

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33 Upper Belmont Road Bishopston, Bristol, BS7 9DG

A unique three-bedroom Victorian family home situated on the borders of Bishopston and St Andrews. The property is conveniently located just a stone's throw from St Andrews Park and provides easy access to the cafes, bars, and independent shops on Gloucester Road. It is also within a mile of the city centre and close to various sought-after schools.

The property is offered with no onward chain and provides an exciting renovation project for those seeking a versatile period home in a sought-after area. The accommodation on the ground floor comprises a classically proportioned sitting room with decorative cornice, ceiling rose and double-glazed bay windows with views up Longfield Road. The second reception retains cornice, stripped wooden floorboards, built-in cabinetry and shelving with windows over the rear garden. The lower ground floor has a dining room at the rear, extending the house's width. It also has wooden cabinets and shelving, doors to the garden room and cellar, and is open to the kitchen. The kitchen has a range of wall and base units and a door leading to the rear garden. The adjacent garden room has



been extended and has large sliding doors to the rear garden. The cellar has two rooms, currently used as storage with plumbing for a washing machine.

On the first floor are three double bedrooms, a family bathroom, and a shower room. Bedroom one at the front has a bay double-glazed windows with views up Longfield Road, stripped wooden floorboards and built-in wardrobes. Similarly, bedroom two next door has stripped wooden floorboards, built-in wardrobes and a window overlooking the rear garden. Bedroom three at the rear can accommodate a double bed and bedroom furniture.

There is further scope to extend into the loft space, subject to the relevant permissions.

The rear garden has a raised patio area with brick-built planters and steps down to a lawn.





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Approximate Gross Internal Area = 135.59 sq m / 1459.47 sq ft

Cellar Area = 40.62 sq m / 437.23 sq ft

Total Area = 176.21 sq m / 1896.70 sq ft

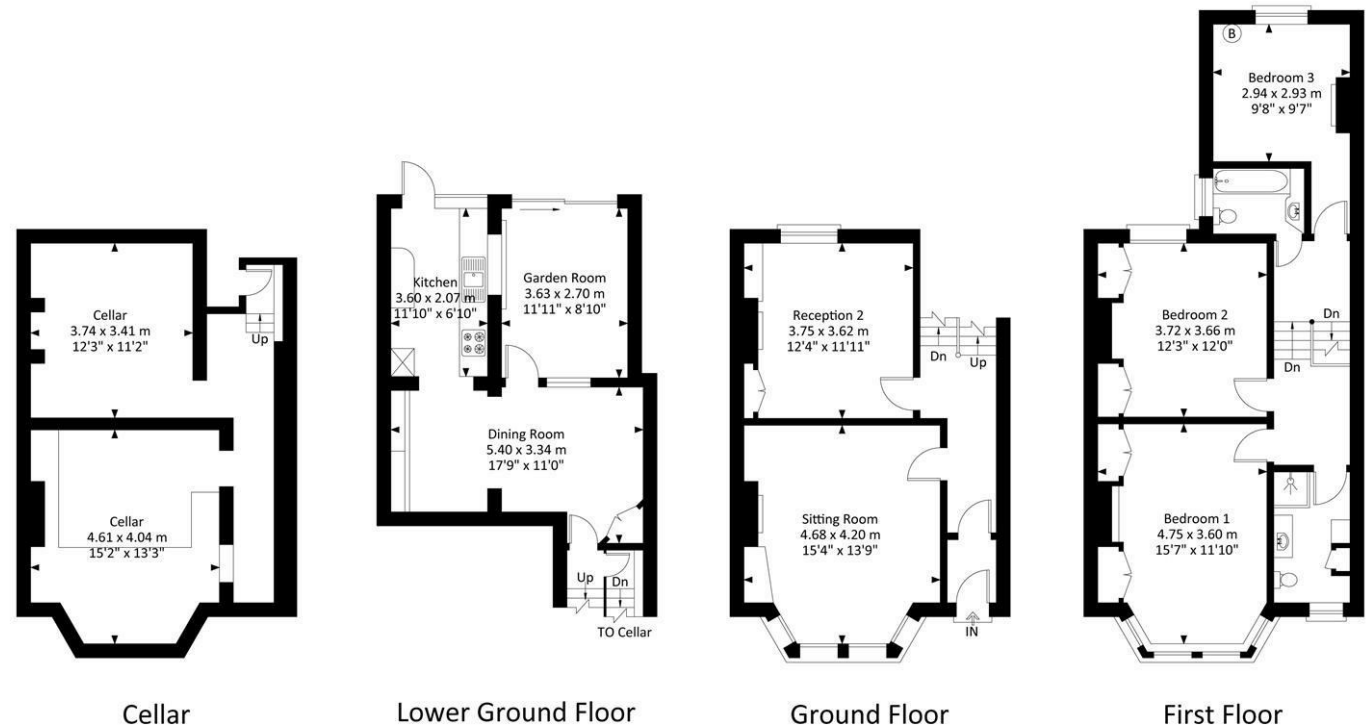
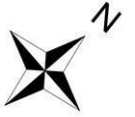


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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