



**Wells Road, Bristol**  
BS14 9AN

**Offers In Excess Of**  
**£325,000**



# Wells Road, Bristol

## DESCRIPTION

For sale a three-bedroom semi-detached house in Whitchurch, Bristol, offering significant scope for renovation and improvement. The property is set in a sought-after residential area on the Wells Road, well placed for local amenities, schools and transport links.

Internally, the accommodation comprises three reception rooms. To the front there is a light and airy lounge, while to the rear a further reception room features sliding patio doors providing direct access to the enclosed rear garden. A dining room offers access to the kitchen, which benefits from natural light and a door opening to the garden. Upstairs there are two double bedrooms and one single bedroom, together with a bathroom.

Externally, the property includes a garage and off-street parking, along with an enclosed rear garden offering outdoor space with clear potential for landscaping or family use.

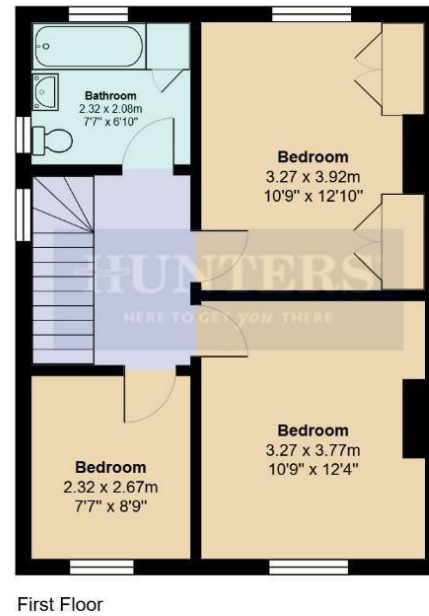
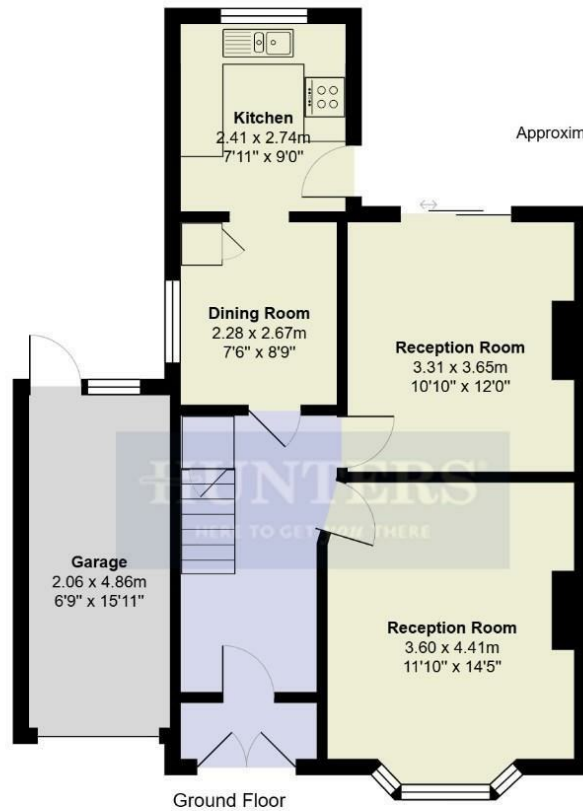
Whitchurch and nearby Hengrove provide a range of everyday amenities, including supermarkets, local shops and cafés. Several primary and secondary schools are located within the wider area, making this location suitable for families.

Public transport links are readily available via frequent bus services along Wells Road into Bristol city centre and Temple Meads, from where rail connections serve destinations such as Bath, Cardiff and London. Journey times from Temple Meads to Bath are typically around 15 minutes and to London Paddington from approximately 1 hour 20 minutes.

Offered for sale with no onward chain, this property may appeal to first-time buyers, families and investors seeking a house with great potential in a popular Bristol location.



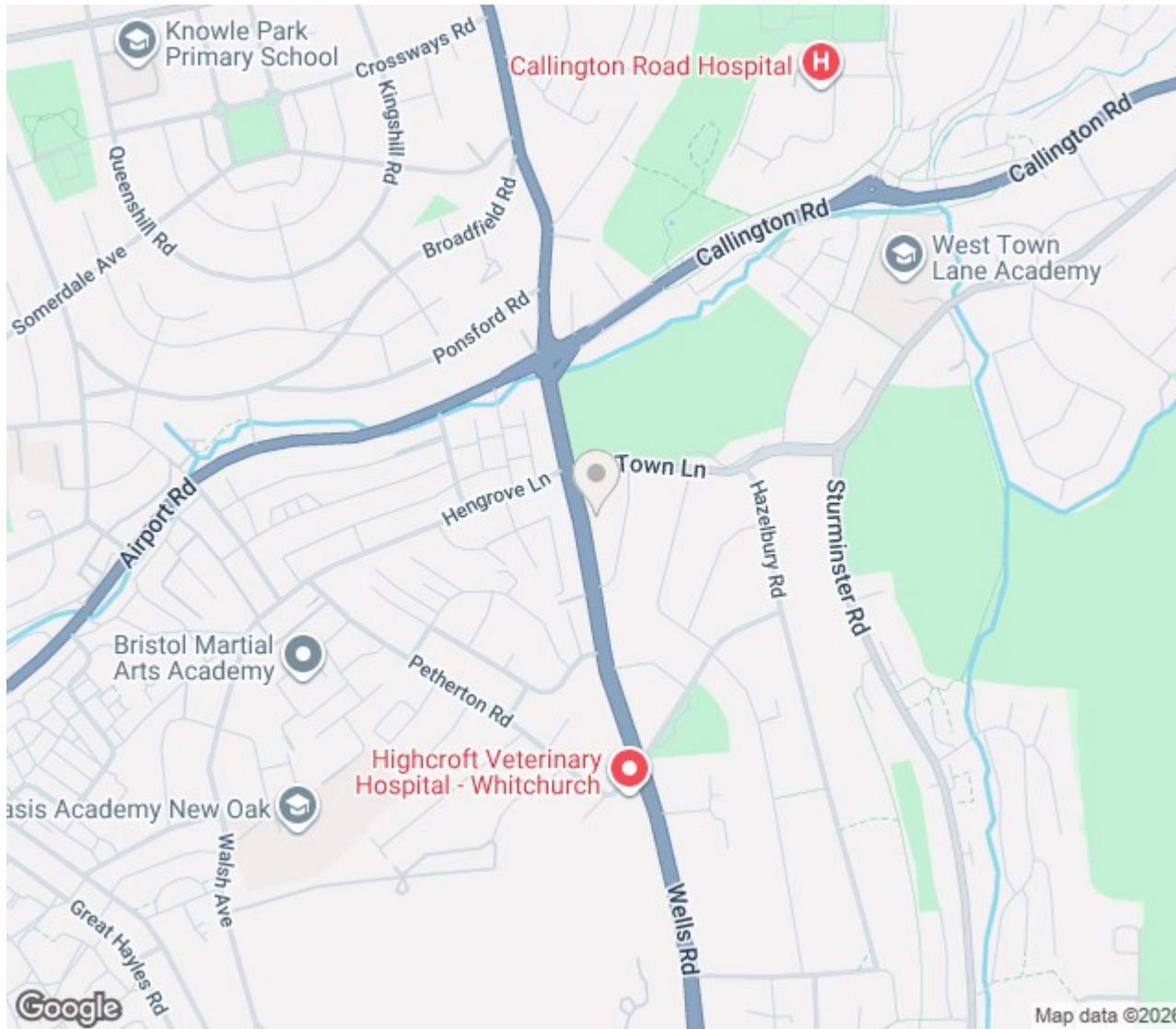




**Wells Road, BS14**

Approximate Gross Internal Area (excluding garage) 97.9 sq m / 1053 sq ft  
 Total Area 108.7 sq m / 1170 sq ft





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**







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.