



**Belland Drive, Bristol**  
, BS14 0EQ

**£310,000**



# Belland Drive, Bristol

## DESCRIPTION

### CASH PURCHASE ONLY

Three-bedroom semi-detached house in Bristol, offering accommodation that requires renovation and improvement, making it suitable for first-time buyers, families and investors seeking a project with scope to add value.

The ground floor comprises a lounge/diner with access to both the separate kitchen and a conservatory. The conservatory opens directly onto the enclosed rear garden, providing a practical link between the indoor living space and outdoors. There is off-street parking to the front along with a garage, offering useful storage and vehicle space.

Upstairs, there are two double bedrooms and one single bedroom, together with a bathroom.

The property is located in the BS14 area of Bristol, within reach of local amenities including shops, supermarkets and everyday services in the surrounding neighbourhoods of Hengrove and Whitchurch. There are several primary and secondary schools in the wider area, making the location practical for families.

Public transport links are accessible via local bus routes into Bristol city centre, with typical journey times of around 25–35 minutes depending on service and traffic. Bristol Temple Meads station, reachable by bus or car in around 20–25 minutes, provides rail connections towards London, Cardiff and the wider South West.

Local green spaces such as Hengrove Park and nearby playing fields offer opportunities for outdoor recreation, while Bristol city centre and the harbourside are within driving distance for a broader range of shops, restaurants and cultural venues. The property is offered with no onward chain and has potential for buyers looking to undertake refurbishment.





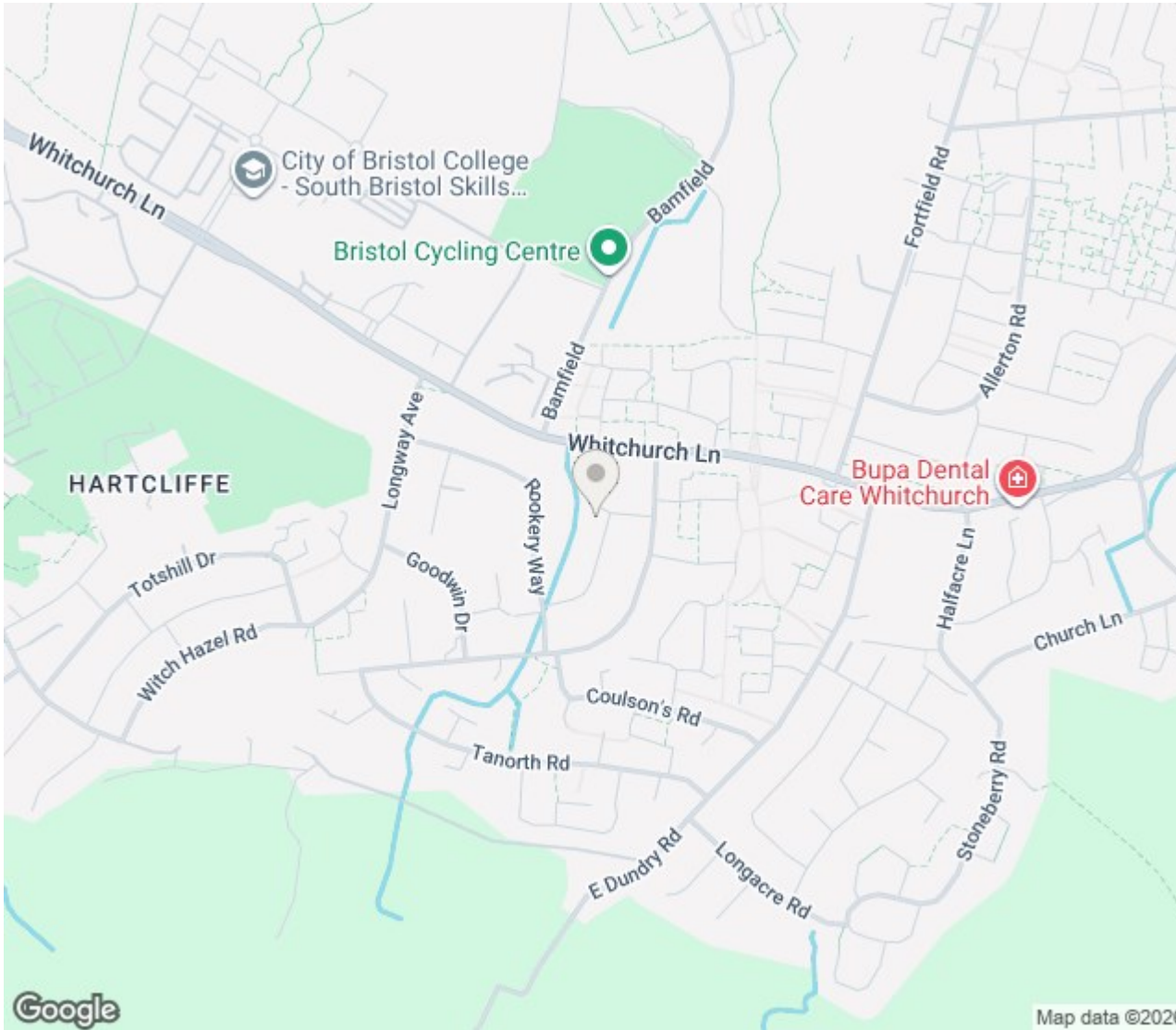


**Belland Drive, BS14**


Approximate Gross Internal Area (excluding garage) 93.5 sq m / 1006 sq ft

Total Area 108.1 sq m / 1163 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>		
(55-68) <b>D</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](mailto: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.