



**Belland Drive, Bristol**

, BS14 0EQ

**£350,000**



# Belland Drive, Bristol

## DESCRIPTION

This three-bedroom semi-detached house is offered for sale in Whitchurch, Bristol, and is presented in good condition, providing well-planned accommodation suitable for first-time buyers and families.

On the ground floor, an entrance hall leads to a light and airy front lounge which opens through to a dining room. The dining room features patio doors giving direct access to the enclosed rear garden and also links through to the separate kitchen. The kitchen includes a back door providing further access to the garden. To the first floor are three bedrooms: two doubles and a single, along with a family bathroom.

Externally, there is off-street parking to the front. The enclosed rear garden is laid to decking and lawn, offering defined areas for seating and play.

The property is well placed for local amenities in Whitchurch, including shops, supermarkets and everyday services, with additional facilities available in nearby Hengrove and Brislington. There are a selection of primary and secondary schools in the surrounding area, making the location practical for families.

Public transport links are available via local bus services into Bristol city centre and surrounding districts. Bristol Temple Meads station, accessible by bus or car, provides rail connections to Bath (around 15 minutes) and London Paddington (from approximately 1 hour 40 minutes). Nearby green spaces such as local parks and Dundry Hills are within easy reach, offering opportunities for walking and recreation.



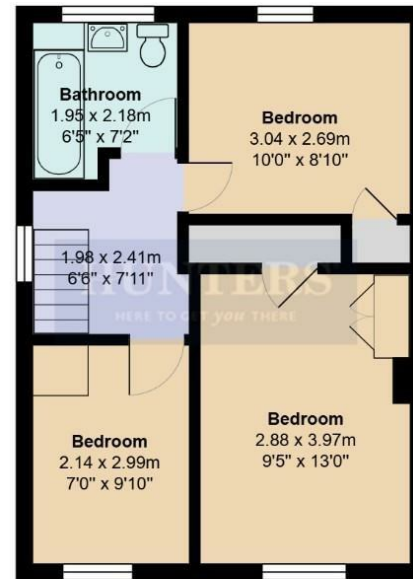


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Approximate Gross Internal Area 79.4 sq m / 855 q ft

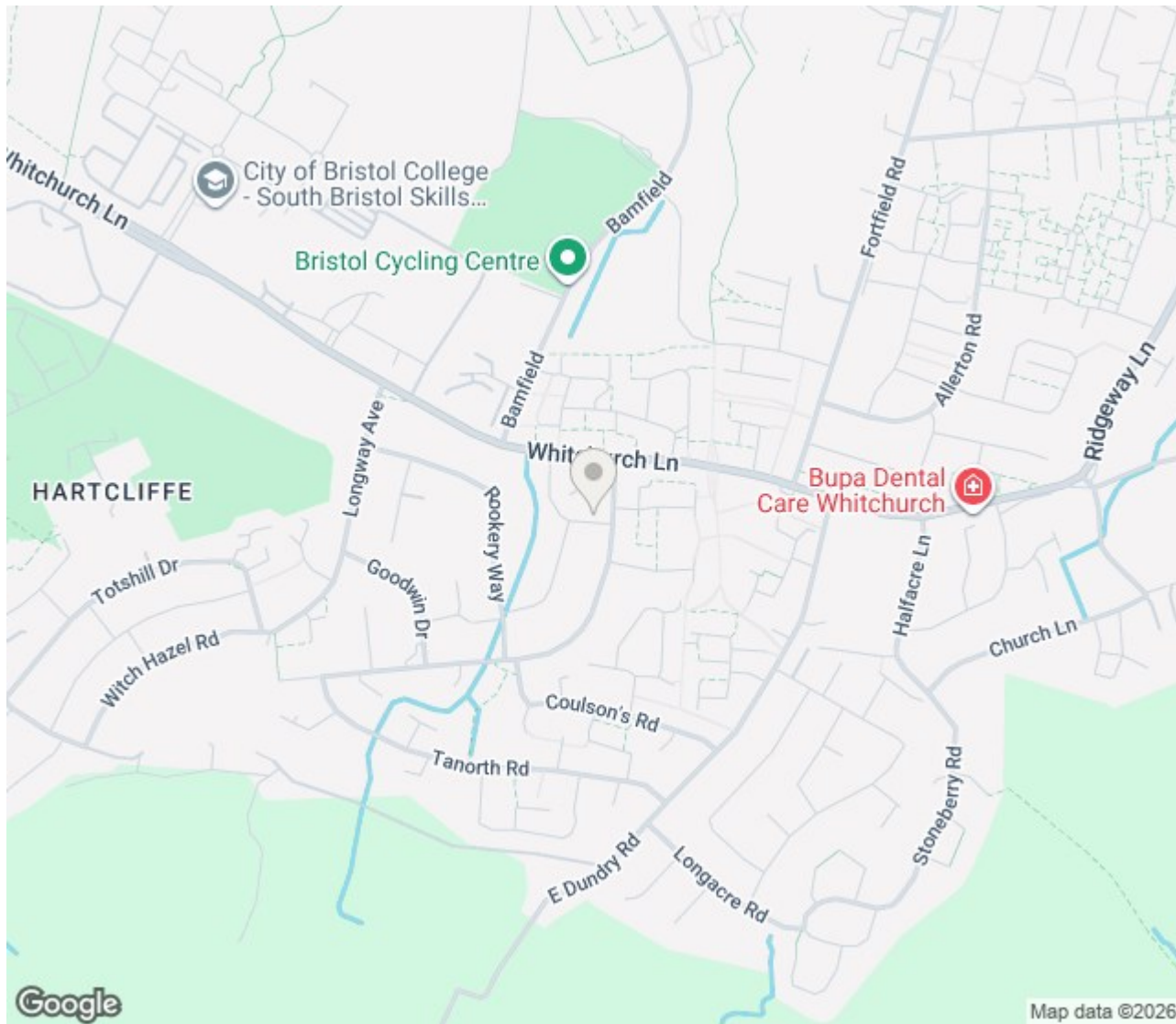


Ground Floor




First Floor





## 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 2002/91/EC 	

### 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**

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