



**Bamfield, Bristol**  
, BS14 0SN

**£310,000**



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# Bamfield, Bristol

## DESCRIPTION

This three-bedroom terraced house in Whitchurch is for sale and offers well-planned accommodation in good condition, suited to families, first time buyers and investors.

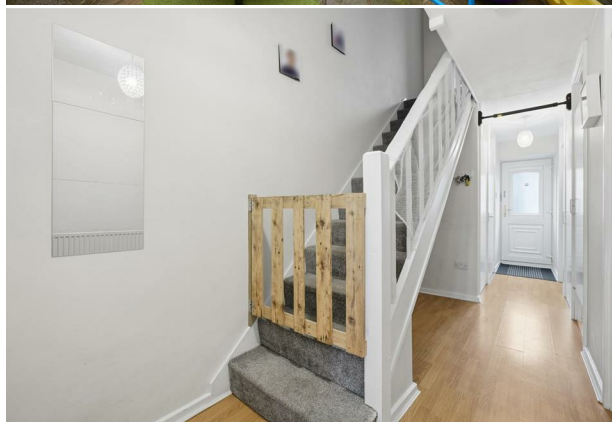
The ground floor comprises an entrance hallway with storage cupboards, a light and airy lounge to the front, and a modern kitchen/diner to the rear benefiting from natural light. There is also a convenient ground floor W/C. Upstairs are two double bedrooms and a single bedroom, served by a family bathroom.

To the rear, the property features an enclosed rear garden and off-street parking. An outbuilding with electricity provides useful additional space for storage or hobbies.

Whitchurch is a popular residential area on the south side of Bristol, with a range of local amenities including supermarkets, independent shops and cafés along the nearby Wells Road and in Hengrove. Local parks such as Hengrove Mounds and Willmott Park offer green space, play areas and walking routes.

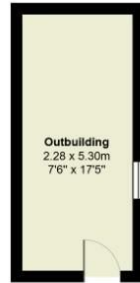
Families benefit from access to nearby primary and secondary schools serving the Whitchurch and Hengrove area. Bus services run from Whitchurch towards Bristol city centre and Temple Meads, with typical journey times of around 25–30 minutes depending on the route and traffic. Bristol Temple Meads railway station then offers rail services towards Bath, Cardiff, London and the wider region.

Road links are convenient, with access to the A37 for routes into central Bristol and towards the A4174 Ring Road, connecting to Bath and the wider South Bristol area.

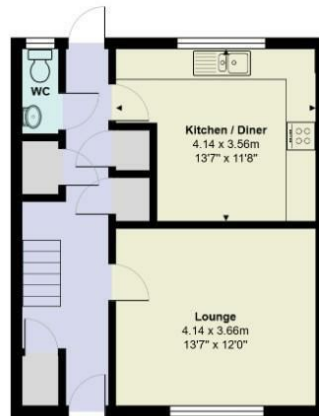




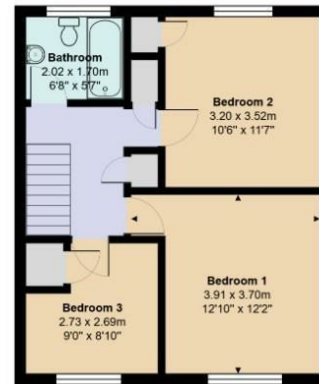




Approximate Gross Internal Area 89.3 sq m / 961 sq ft (excluding outbuilding)  
Total Area 101.4 sq m / 1091 sq ft



Ground Floor



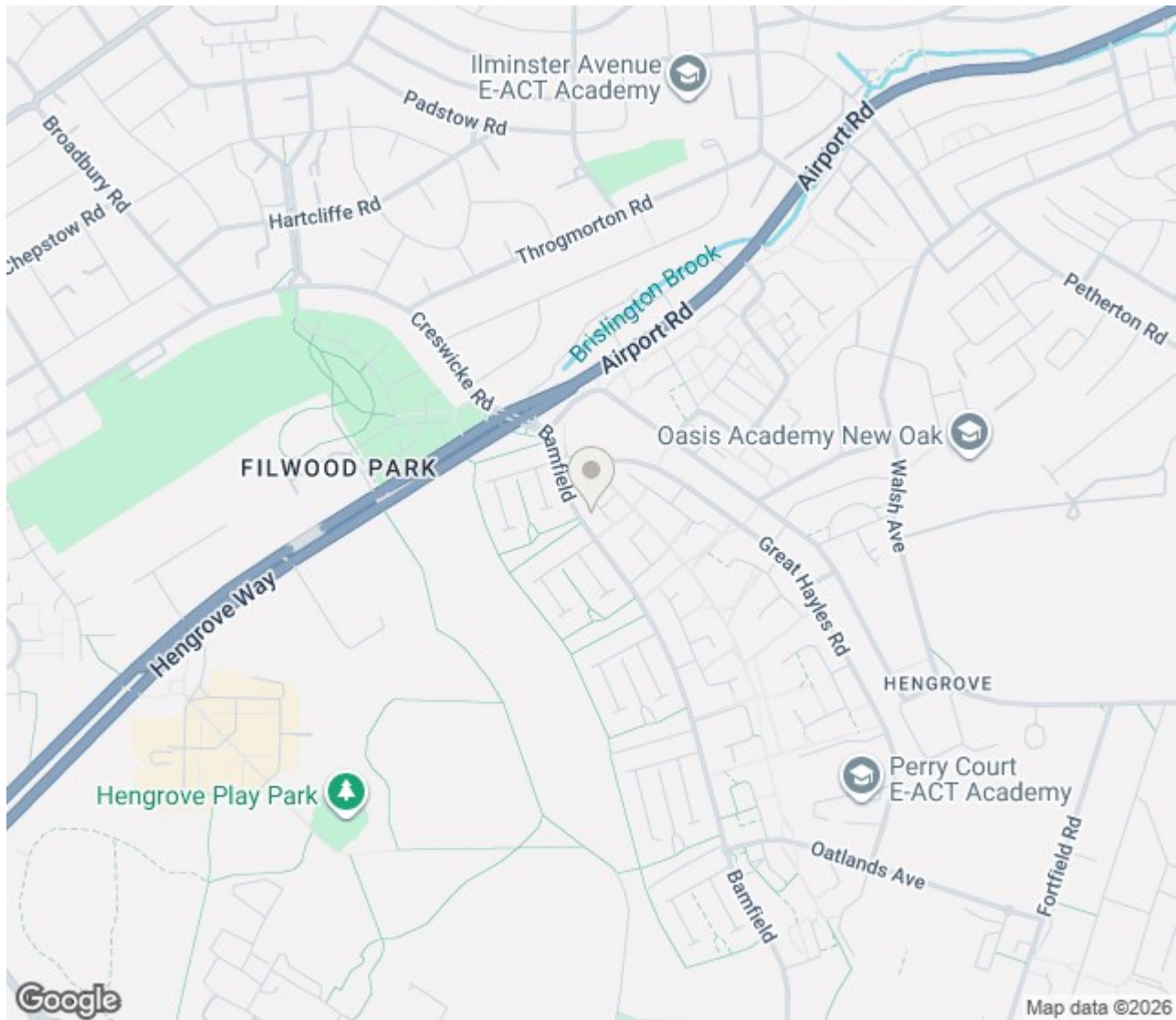
First Floor

These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.










# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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](mailto:whitchurch@hunters.com)**

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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.