



HUNTERS®

HERE TO GET *you* THERE

8 Bellevue Terrace, Brislington, Bristol, BS4 4JP

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Offers In Excess Of £350,000

**** Complete Chain**** Nestled in the charming area of Bellevue Terrace in Brislington, Bristol, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living. Spanning an impressive 990 square feet, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The home features three well-proportioned bedrooms, providing ample space for a growing family or those seeking a comfortable guest room. The single bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its proximity to local amenities. Just a stone's throw away, you will find the vibrant Sandy Park, which offers a variety of shops, cafes, and restaurants, perfect for leisurely strolls or a quick bite to eat. Families will appreciate the close proximity to Holymead Primary School, making the morning school run a breeze.

Additionally, the property benefits from excellent transport links to the city centre, allowing for easy commuting and access to all that Bristol has to offer. Whether you are a first-time buyer, a growing family, or an investor, this Victorian gem in Brislington presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this charming house your new home. Call Hunters today to arrange your internal viewing on 0117 9723948

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) 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	

Front Garden

Enclosed with pathway to entrance

Entrance Hall

Lounge

uPVC double glazed bay window to front, feature fireplace , radiator, carpet

Dining Room

Opening through to the kitchen, radiator, laminate flooring, storage under stairs

Kitchen

Skylight, range of wall and base units, sink drainer, electric oven and hob, space for fridge freezer, uPVC double glazed doors leading to the rear garden

Utility Room

Plumbing for washing machine, tiled flooring

Bathroom

uPVC double glazed window to rear, three piece suite, tiled floor to ceiling

Landing

Carpet, doors to rooms

Bedroom One

uPVC double glazed window to front, storage over stairs, radiator, carpet

Bedroom Two

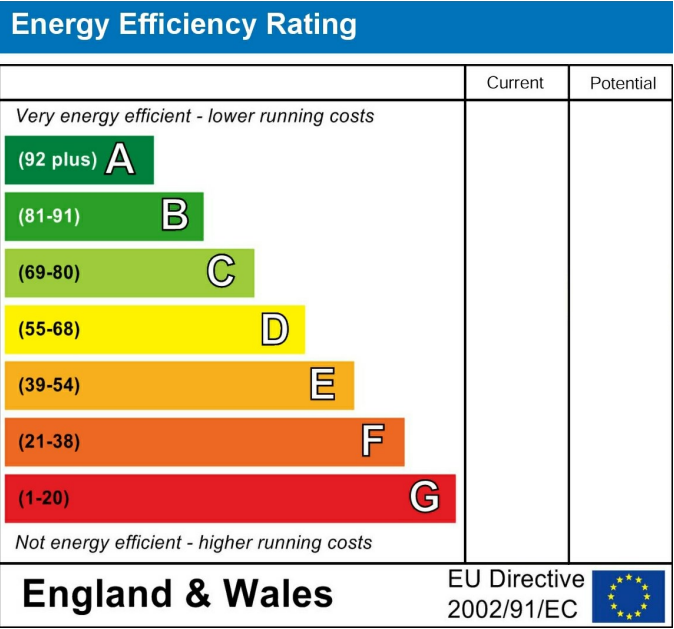
uPVC double glazed window to rear, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, radiator, carpet

Rear Garden

Fully enclosed. flower boarders shrubs and trees, seating areas, shed



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. 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.









