









- CASH BUYERS ONLY
- Three Bedrooms
- Large Cellar
- NO ONWARD CHAIN

- Energy Rating E
- Development Opportunity
- Rear Access Lane
- In Need Of Complete Renovation

CASH BUYERS ONLY - Prime Development Opportunity in Hengrove

An excellent opportunity for developers and investors — this three-bedroom property in the popular Hengrove area offers substantial scope for refurbishment, reconfiguration, or extension (STPP). Requiring full modernisation throughout, it represents a blank canvas for those looking to add significant value.

The current layout comprises an entrance hall leading to a spacious lounge/diner and separate kitchen, with three well-proportioned bedrooms and a family bathroom upstairs. There's clear potential to redesign the internal layout to suit modern living demands or rental accommodation.

Externally, the property boasts a generous rear garden and benefits from a large cellar, ideal for storage or potential conversion (subject to permissions). There is further scope for rear or loft extensions, or even a more comprehensive redevelopment project, all subject to planning approval.

Located in a well-connected residential area with strong local demand, this property is ideal for resale or buy-to-let investment once upgraded.

Offered with no onward chain, this is a standout opportunity for cash buyers seeking a rewarding project in a high-demand location.

Lounge / Diner 25'7" into bay x 11'8" max (7.82 into bay x 3.56 max)

Kitchen 13'1" x6'9" (4 x2.06)

Bedroom One 14'11" into bay x 10'2" (4.56 into bay x 3.12)

Bedroom Two 12'2" x 11'6" (3.73 x 3.52)

Bedroom Three 9'4" x 7'2" (2.86 x 2.2)

Bathroom 7'9" x 6'2" (2.38 x 1.88)

Tenure Status - Freehold

Council Tax - Band B

















Westleigh Park, Bristol, BS14

Approximate Area = 976 sq ft / 90.6 sq m
For identification only - Not to scale











