



- **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" x 6'9" (4 x 2.06)

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)

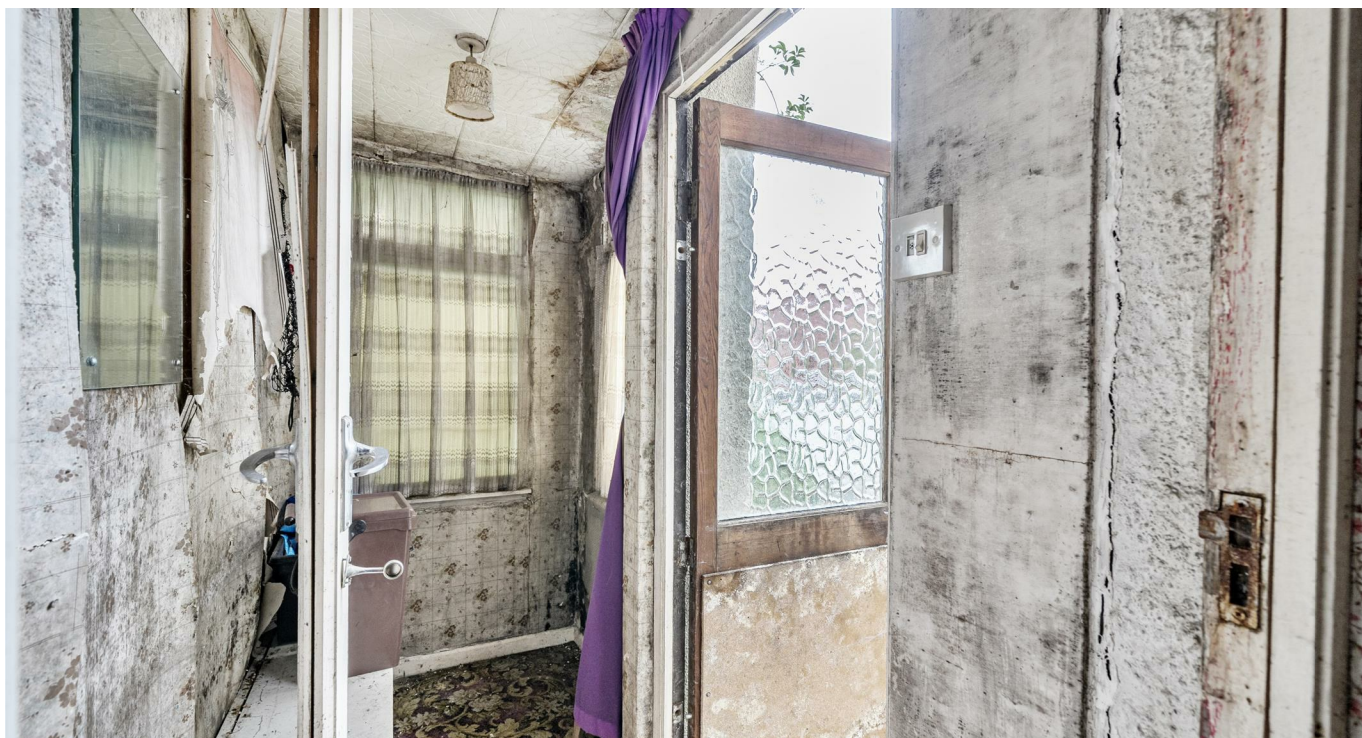
Bathroom 7'9" x 6'2" (2.38 x 1.88)

Tenure Status - Freehold

Council Tax - Band B





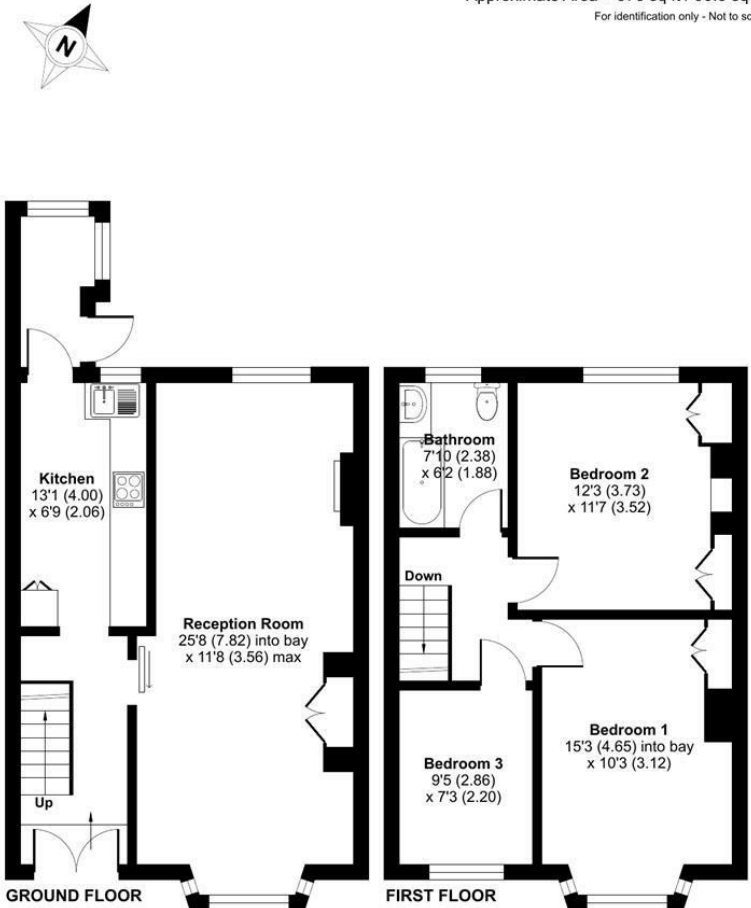






Westleigh Park, Bristol, BS14

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

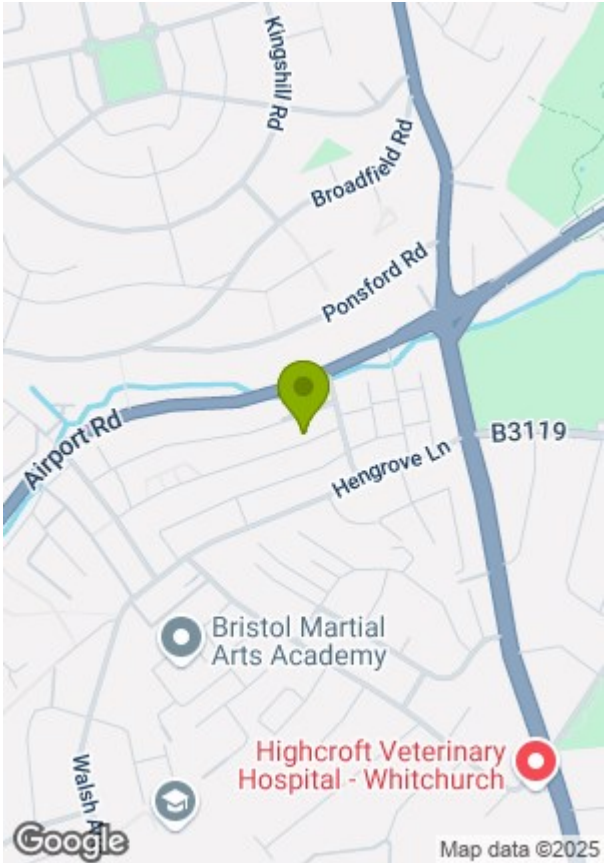


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1310247

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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	

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