



82 Belmont Road, St. Andrews  
£750,000

# 82 Belmont Road

St. Andrews, Bristol

- No onward chain
- Four bedrooms
- Semi-detached Victorian home
- A few meters from St Andrews Park
- Close to Gloucester Road
- Popular schools nearby
- Prime residential location
- Potential to extend

Situated on a popular road just a stone's throw from St Andrews Park, Belmont Road is offered to the market with no onward chain and presents an exciting renovation project for those seeking a versatile period home in a sought-after area.

This substantial four-bedroom property provides generous proportions throughout, offering over 1685 sq ft of living space. The ground floor accommodation begins with a main side vestibule entrance, leading into a spacious and welcoming hallway. To the front of the property, the sitting room features a large bay window, alongside charming period details including a picture rail and decorative ceiling cornicing. The adjacent study could be used as a playroom or home office with a sash window overlooking the front. The second reception room across the hall provides a flexible space with double-glazed bay window overlooking the rear garden, next door, the dining room has stripped wooden floorboards, and a door into the kitchen. The kitchen needs modernisation and leads onto a lobby with doors to the rear garden and a bathroom. The rooms at the rear of the property could be combined to create a larger open plan kitchen/diner, subject to the relevant permissions.



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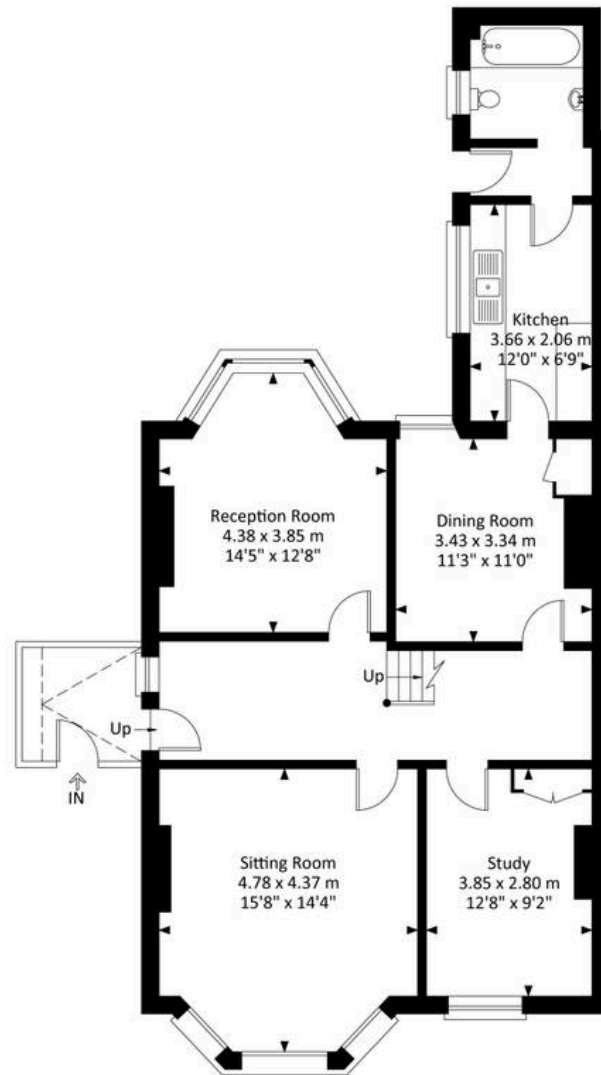


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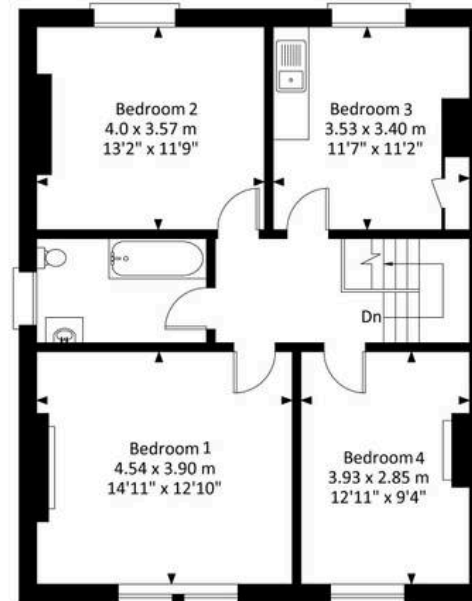


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Approximate Gross Internal Area = 156.57 sq m / 1685.30 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



## Elephant Estate Agents

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