



MAGGS
& ALLEN

14 BELOE ROAD
BISHOPSTON, BRISTOL, BS7 8RB
£575,000

A three-bedroom, semi-detached home with a sizeable rear garden and driveway. Located within a popular pocket of Bishopston, close to amenities.

Ground Floor

A uPVC front door opens into a wide entrance hall, with engineered oak flooring throughout, understairs storage access and a staircase rising to the first floor landing. The front reception room is a generous size, and benefits from a large, square bay window overlooking Beloe Road, and allowing for copious amounts of natural light to fill the space throughout the day. To the rear of the property, the kitchen/diner spans the entire width of the house, with engineered oak flooring continuing from the hallway. The space features a well-fitted kitchen, comprising a range of wall and base mounted units with peninsula and breakfast bar, finished with solid wood work surfaces. Integrated appliances include a fridge/freezer, electric oven and grill, electric hob with extractor over and a washing machine. There is ample space for dining, and a set of French doors open onto the rear garden.

First Floor

To the first floor, you will find a family bathroom and three bedrooms, of which two are sizeable doubles. The third bedroom is a generous single, utilised by the current owner as an office/study. The bathroom comprises a three piece suite of bath, toilet and sink, with partially tiled walls and mosaic tile effect flooring.

Externally

From Beloe Road, a block-paved driveway provides off-road parking for 1-2 cars, with side access leading to the rear garden.

To the rear, the garden is a sunny, private space with a large portion of decking and an artificially turfed lawn with well-manicured borders. To the side of the property, there is a patio area with a large shed.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary.

Schools

Bishop Road Primary School - Distance: 0.26 miles

Ashley Down Primary School - Distance: 0.29 miles

St Bonaventure's Catholic Primary School - Distance: 0.45 miles

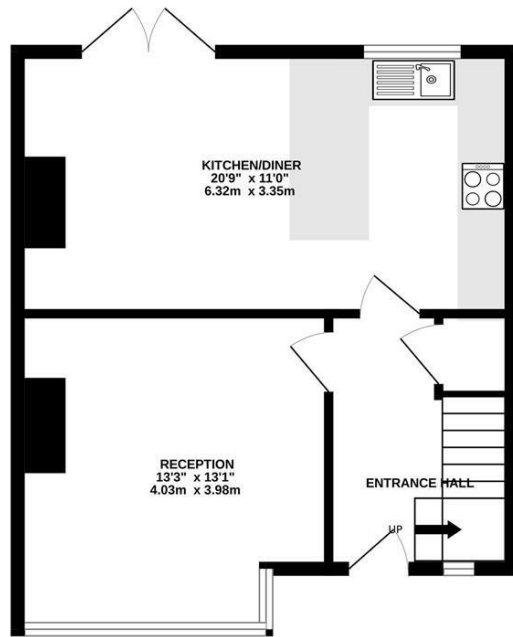
Redland Green School - Distance: 0.9 miles

Fairfield High School - Distance: 0.93 miles

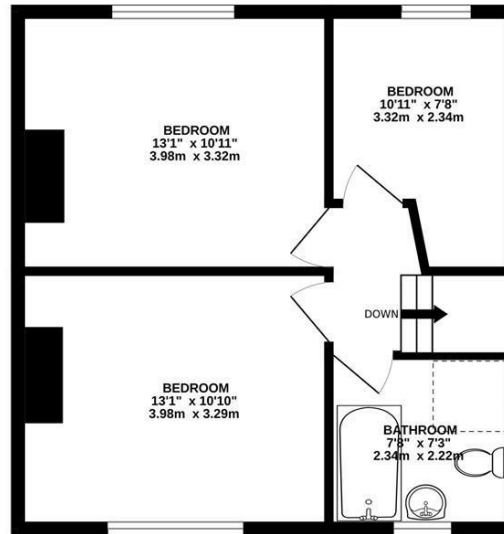
If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.



GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

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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- Well-presented three-bedroom semi-detached
- Beautifully maintained rear garden
- Open-plan kitchen/diner
- Located on a quiet road
- Driveway providing off-road parking
- Situated in a popular area, within walking distance of Gloucester Road

Guide Price: £575,000

Tenure: Freehold

Council Tax Band: C

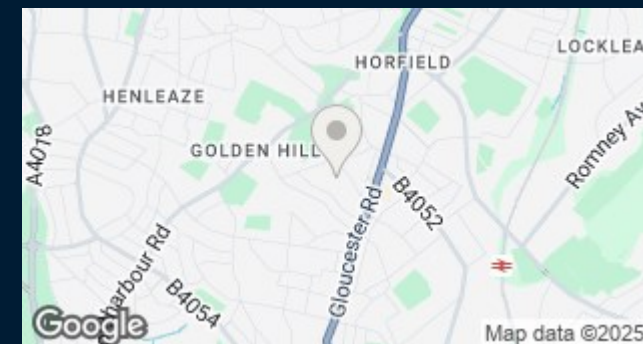
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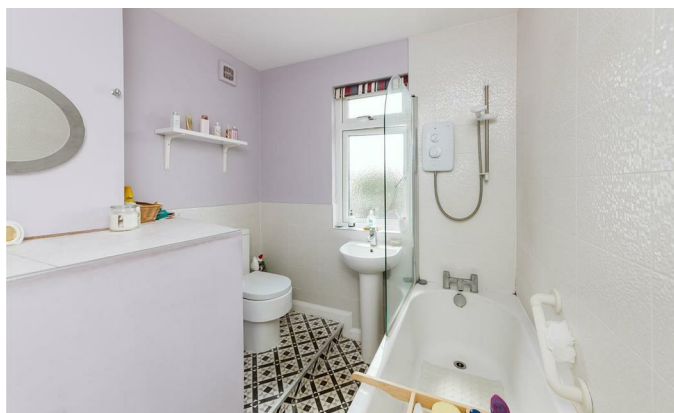
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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