



162 PEN PARK ROAD,  
BRISTOL, BS10 6BX

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GOODMAN  
& LILLEY



A FANTASTIC OPPORTUNITY TO ACQUIRE A FULLY LICENSED HMO IN A HIGHLY SOUGHT AFTER LOCATION OFFERING CONTEMPORARY ACCOMMODATION OVER TWO FLOORS AND TO INCLUDE SIX BEDROOMS AND COMMUNAL FACILITIES.

A FABULOUS EXTENDED HOME THAT SIMPLY MUST BE VIEWED TO APPRECIATE WHAT IS ON OFFER.

Summary

An excellent investment opportunity to acquire a fully licensed six-bedroom HMO, superbly located within close proximity to Southmead Hospital, Airbus, the MOD and Cribbs Causeway, with convenient access to central Bristol.

A fabulous extended home that simply must be viewed to appreciate what is on offer.

The property has been comprehensively refurbished in recent years and now offers smart, contemporary accommodation throughout. Well configured, it features generous communal spaces, well-proportioned bedrooms and high-quality shared facilities. The property is currently fully let, generating an income of approximately £4,320 per calendar month, making it an attractive, ready-made investment.

Estimated running costs are circa £125 per room per month (excluding management and finance costs). Overall, this represents a strong income-producing asset with attractive yields in a high-demand rental location.

Offered for sale with no onward chain.

Please see the floorplan for room measurements and the property's layout.

Location

Situated on Pen Park Road, the property enjoys a highly convenient location with easy access to Southmead Hospital, nearby convenience stores, and superb transport links connecting to Cribbs Causeway and the M5 & M4 motorways.

- Six Double Bedrooms
  - Shower Room
  - Fully Licensed HMO
  - Recently Re-furbished Throughout
  - EPC Rating C
- Four En Suite Bathrooms
  - Large Kitchen, Dining/Sitting Room
  - Freehold
  - Council Tax Band
  - Fantastic Location Close To Southmead Hospital, Airbus And The MOD

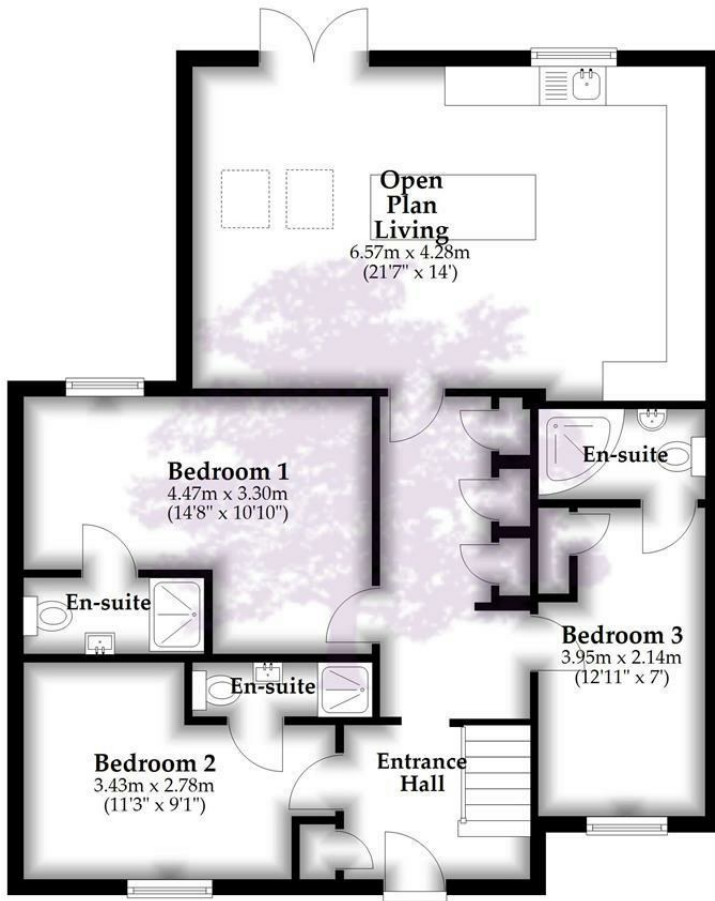


ASKING PRICE £475,000

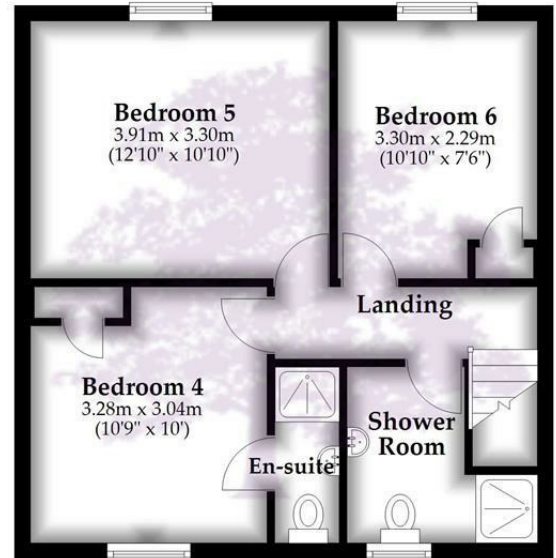




## Ground Floor



## First Floor



Total area: approx. 123.4 sq. metres (1328.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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