estate agents auctioneers

hollis morgan

12 Campbell Street, St Pauls, Bristol, BS2 8XE

£275,000

Hollis Morgan - Forming part of this elegant Victorian terrace, this well proportioned property is now in need of complete modernisation but would make a fine investment or first time purchase. In addition, there is a large undeveloped self contained basement Chain Free

- Two Bedroom House
- Large Self Contained Basement
- In Need of Updating Throughout
- Good Sized Rear Garden
- Fantastic Investment Opportunity
- Double Glazed uPVC Windows
- Central Location
- Chain Free

The Property
A spacious Victorian mid terrace property in need of modernisation throughout and with large self contained basement.

The ground floor is currently home to a reception room at the front of the building and a separate kitchen / diner to the rear and with access to the garden.
The first floor accommodates two large double bedrooms as well as a spacious family bathroom.
In addition, there is a self contained basement with private entrance which offers a fantastic development opportunity to either create a self contained apartment or to further increase the accommodation of the main property.

To the rear there is a generous private garden.

Location
St Pauls is an inner suburb of Bristol, north of the city centre which is bordered by the M32 to the east and Stokes Croft (A38) to the west. It was developed in the early eighteenth century as one of Bristol's first suburbs and has become popular due to the location which has everything on its doorstep, from the arty quarter of Stokes Croft to the popular shopping centre of Cabot Circus.

The Centre is the heart of the City with constant action on offer from the Hippodrome and Colston Hall, Bristol Shopping Quarter at Cabot’s Circus to the characterful Christmas Steps, Corn Street and St Nicholas Market. Nearby Millennium Square acts as a gateway to the neighbouring harbourside with its fountains and big screen as well as world class attractions such as Brunel’s SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

Other Information
Freehold

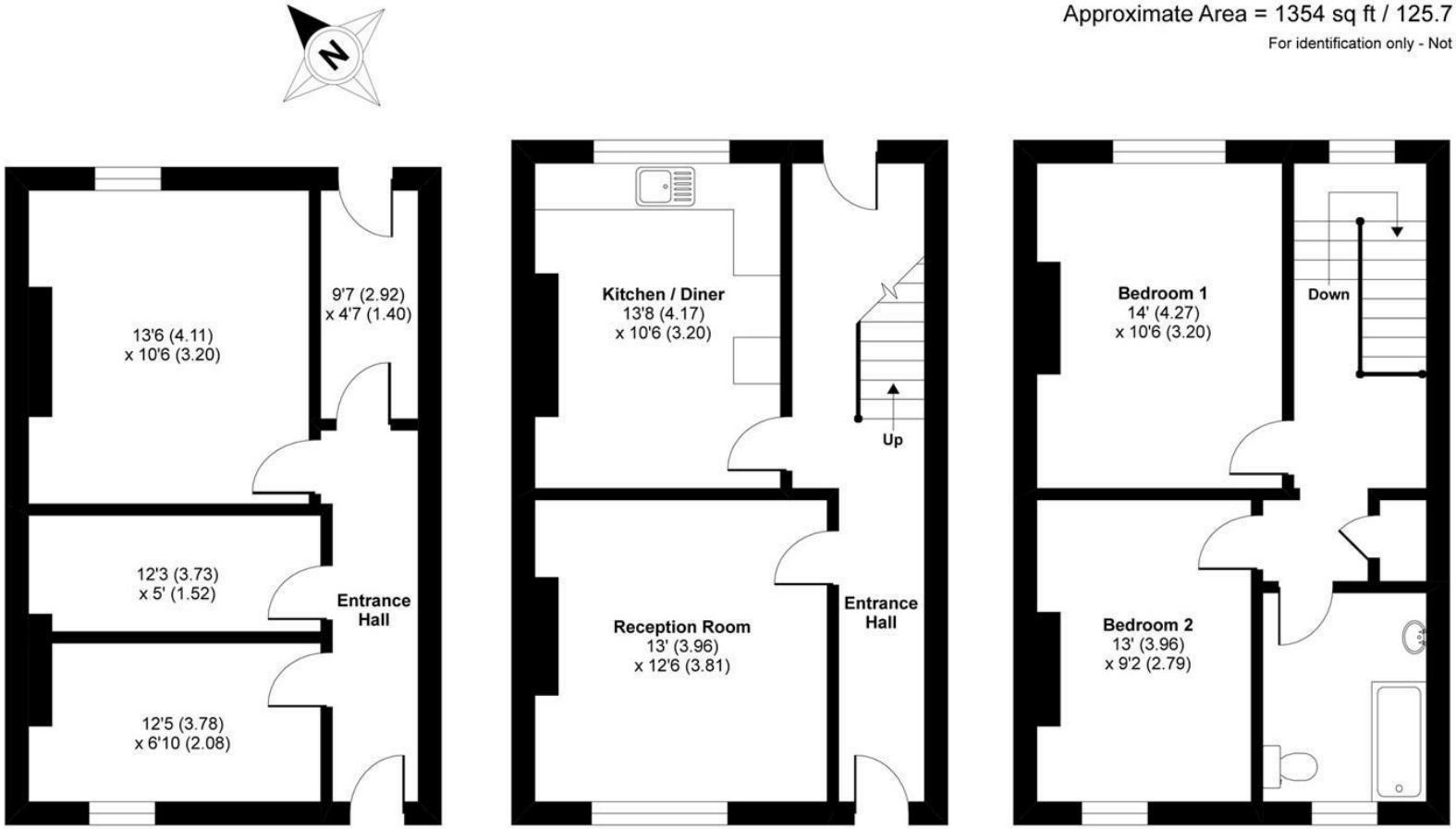
Council Tax Band: A

Please Note
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Campbell Street, BS2

Approximate Area = 1354 sq ft / 125.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 680824

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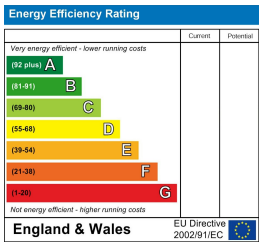

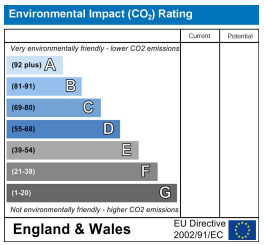

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