

estate agents auctioneers

hollis
morgan



315 Hotwell Road, Hotwells, Bristol, BS8 4NQ

£580,000

A substantial (1800sqft) HMO LICENSED four story Georgian terrace with huge potential.

- Grade II listed
- Garden with rear access
- Scope to make Family Home
- Licensed 6 Bed H.M.O
- Cosmetic Updating Required

The Property

315 Hotwells Road is a Grade II Listed, terraced property conveniently situated within a short walk to the city centre and neighbouring countryside. This large period house is currently let as an HMO, keeping many original features including panelled shutters, moulded ceilings and sash windows offering versatile accommodation over 4 floors. The front door opens into a welcoming hallway leading on to 2 bedrooms and a family bathroom fitted with a white 3-piece suite. A staircase leads to the large basement floor which offers a reception room and bedroom, there is also a fitted kitchen and separate WC. The first floor encompasses two further double bedrooms and, finally, the second floor incorporates the seventh bedroom, utility room and a shower room and wash basin. To the outside is a lovely secluded city garden with rear access.

Location - Hotwells

Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

Investment Opportunity

The property is currently let for £31,320 per annum (5 rooms) but has license for 6 rooms With basis updating there is scope for 6 rooms to achieve an annual rent of £57,600 per annum.

Other Information

Leasehold: 2000 years from 20/04/1917
Ground rent: circa £17
Council Tax Band: D

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.



For identification only - Not to scale



Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 79

Potential: 27

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

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		

Current: 27

Potential: 79

EU Directive 2002/91/EC

England & Wales

hollis
morgan
