

estate agents **auCTIONEERS**



2 Dundonald Road, Redland, Bristol, BS6 7LW

£995,000

Hollis Morgan - A Freehold PERIOD HOME ( 3616 Sq Ft ) with GARDEN and PARKING currently arranged as 3 FLATS FOR INVESTMENT with scope to convert to a fine FAMILY HOME.

- Freehold Period Property
- 2 x Off Street Parking
- Currently Arranged as 3 Flats
- Garden Flat - 3 Bedrooms
- First Floor Flat - 3 Bedrooms
- Top Floor Flat - 3 Bedrooms
- Excellent Investment
- Rare Opportunity
- Scope For Large Family Home
- Prime Location

**The Property**

2 Dundonald Road is a large end of terrace period property with accommodation arranged over three floors ( 3616 Sq Ft ) with off street parking for two vehicles and an enclosed rear garden. The property is currently arranged as 3 x Self contained 3 Bedroom flats for investment and are offered with vacant postseason – please refer to schedule and floorplans.

**INVESTMENT**

The property would make an excellent investment with strong rental potential. Please refer to independent rental appraisal.

**SCOPE FOR UPDATING**

The flats have been let for a number of years and would now benefit from some basic updating and offer scope to either increase the rents or individual resales. Please refer to GDV schedule.

**FAMILY HOME**

Given the proximity to local out outstanding rated OFSTED schools there is sure to be a demand to convert the building back into a large 6/7 bedroom family home in this sought after location.

**Accommodation Schedule**

**GARDEN FLAT**

A spectacular and large principle reception room with impressive bay window, a separate kitchen diner with access to the rear garden, three generous double bedrooms and family bathroom.

**FIRST FLOOR FLAT**

A large reception room with bay window to front, a separate kitchen diner, three generous double bedrooms and family bathroom.

**TOP FLOOR FLAT**

A good sized reception room, separate kitchen, three well proportioned bedrooms and a family bathroom.

**OUTSIDE**

Parking for 2 vehicles with scope to increase subject to consents.  
Rear Garden

**Location**

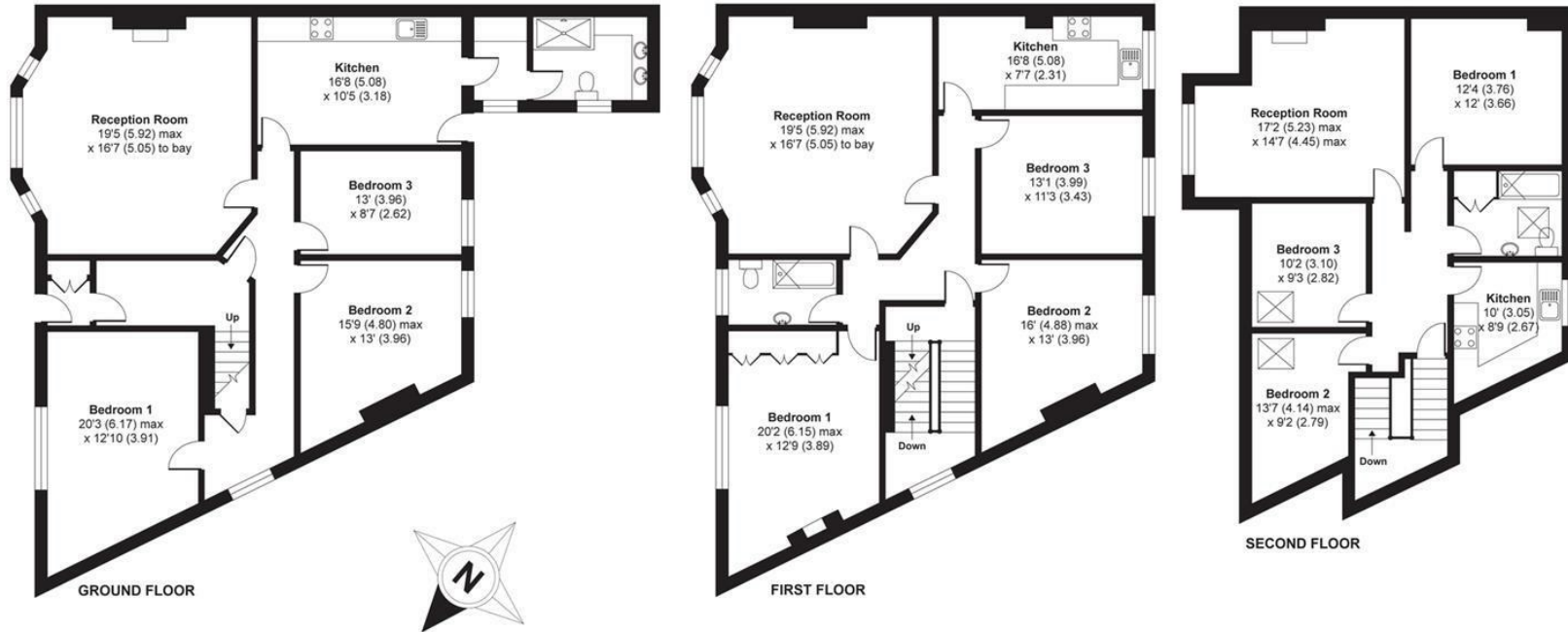
Dundonald Road is a pretty street, quietly tucked away but superbly located in Redland within easy reach of The Downs, local amenities and Schools rated Outstanding by OFSTED.

Redland is amongst the most sought after and coveted locations in the city and remains and incredibly popular family suburb. Offering a mix of suburban convenience with open green spaces such as Durdham Downs which is within 300m, excellent amenities on the nearby North View, Whiteladies Road and Park Street provide a wide range of supermarkets, shops, restaurants and pubs. Westbury Park Primary School & Redland Green secondary school are nearby and both of which have an outstanding OFSTED Rating. and in addition, there is excellent access to the City as well as being conveniently located to Cribbs Causeway and the region's motorway network.



# Dundonald Road, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 3616 SQ FT 335.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

hollis  
morgan

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