

estate agents **auctioneers**

**hollis
morgan**

0117 973 6565
www.hollismorgan.co.uk

**hollis
morgan**
for sale

74 Hampton Road, Redland, Bristol, BS6 6JB
Offers In Excess Of £800,000

Hollis Morgan - A semi detached H.M.O licensed Victorian property fully let producing circa £50,000 Per Annum. Self Contained apartment.

- Substantial Victorian Property
- H.M.O
- Scope to Increase Rents
- Family Home Subject to Renovation
- Self Contained Apartment

The Property

A Freehold semi detached property (2,887 sq ft) arranged over 4 floors (Self-contained flat with garden occupying the basement level) with HMO licensed accommodation for 8 professionals/Students
Sold subject to existing tenancies.

Location

Redland is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces such as Durdham Down, excellent amenities on the nearby Gloucester Road, Whiteladies Road and Park Street providing a wide range of supermarkets, shops, restaurants and pubs. With a choice of nearby Redland Green & Cotham secondary schools, both of which have an outstanding OFSTED Rating, as well as excellent access to the City, Bristol Temple Meads and the national rail network, and with easy access to Cribbs Causeway and the region's motorway network, Redland remains an incredibly popular family suburb.

The Opportunity

Licensed 8 bedroom HMO property currently let to professionals

2018 / 19 ACADEMIC YEAR

£50,000 per annum (Further rental information available upon request)

FAMILY HOME

Given the size and location of the property there is scope for a fine family home in this highly sought after location.
please note the property is sold subject to the existing tenancies .

Tenure

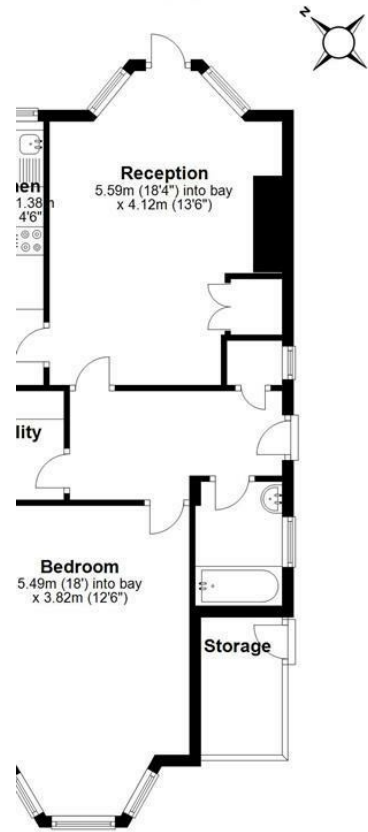
Freehold.

Please Note

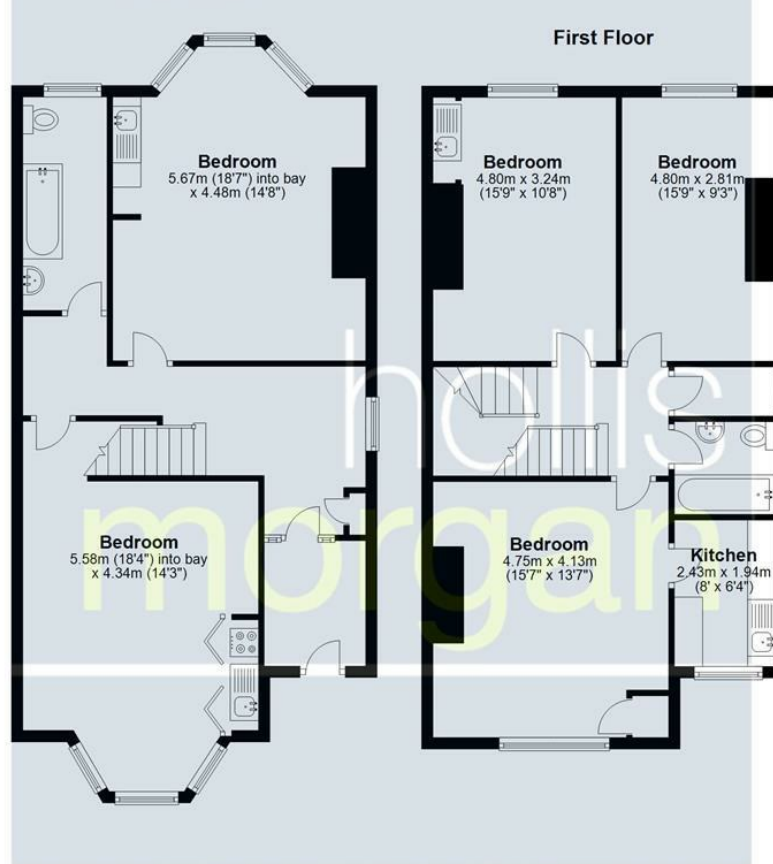
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have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



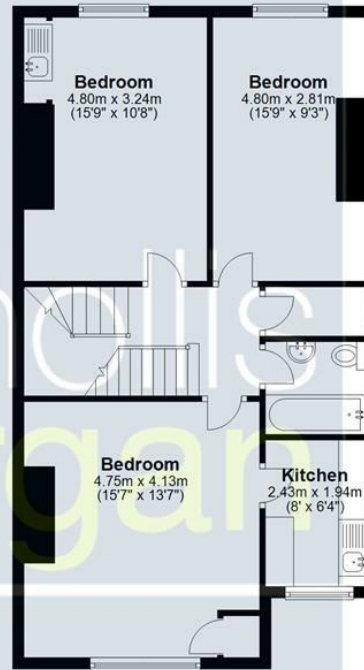
lat - Lower Ground Floor



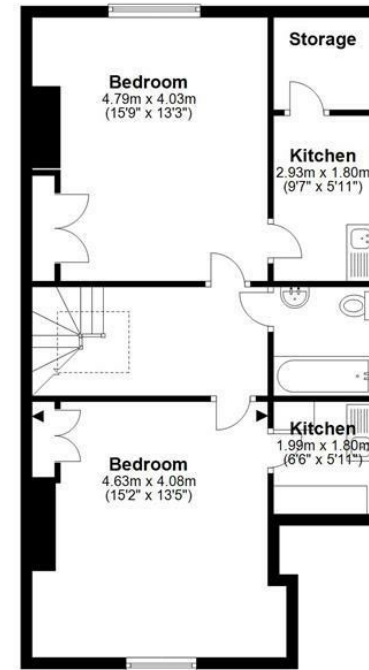
Ground Floor



First Floor



Second Floor



Total area: approx. 268.3 sq. metres (2887.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	78		
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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