estate agents auctioneers

hollis morgan

7 Oldfield Place, Hotwells, Bristol, BS8 4QJ

£575,000

Hollis Morgan - A Freehold HMO licensed student investment property producing £42,000 PA (7.3%) Sold subject to existing tenancy with scope to increase income.

- Licensed H.M.O.
- Income for 23/24 - £42,000 PA
- Sold with Tenants in Situ
- Investment Opportunity
- Potential to Increase Rental Yield
- 6 Bedrooms
- Gas Central Heating
- Low Maintenance Garden

The Property
A large and cleverly configured licensed H.M.O which is fully let to students for the 23/24 academic year, producing £42,000 per annum (7.3%). There is scope to increase rents further to circa £47,000 pa (£650 per room) if basic cosmetic updating was carried out throughout.

This Victorian property offers convenient and comfortable living laid over three floors. This property boasts large and expansive rooms throughout.
Situated on the ground floor is the living room which is truly a standout feature of this Victorian property. Its generous size provides abundant space for socializing and relaxation. Moreover, it benefits from a small balcony that offers delightful views overlooking the River Avon and beyond.
There is also a well-equipped kitchen/dining room which offers plenty of space for cooking, dining, and entertaining.
The rear door from the kitchen opens out to a low maintenance back garden providing a great space for relaxation and entertaining.
The property comprises a total of six bedrooms, all of which are generously sized and can comfortably accommodate double beds. Each bedroom also offers enough space for work desks and sufficient wardrobe storage.
The property also features two bathrooms.

Location
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, is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants which can be found in nearby Clifton Village, Whiteladies Road and the Triangle with the University of Bristol and UWE Bower Ashton being close by. 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.

Futher Information
Tenure - Freehold

Please Note
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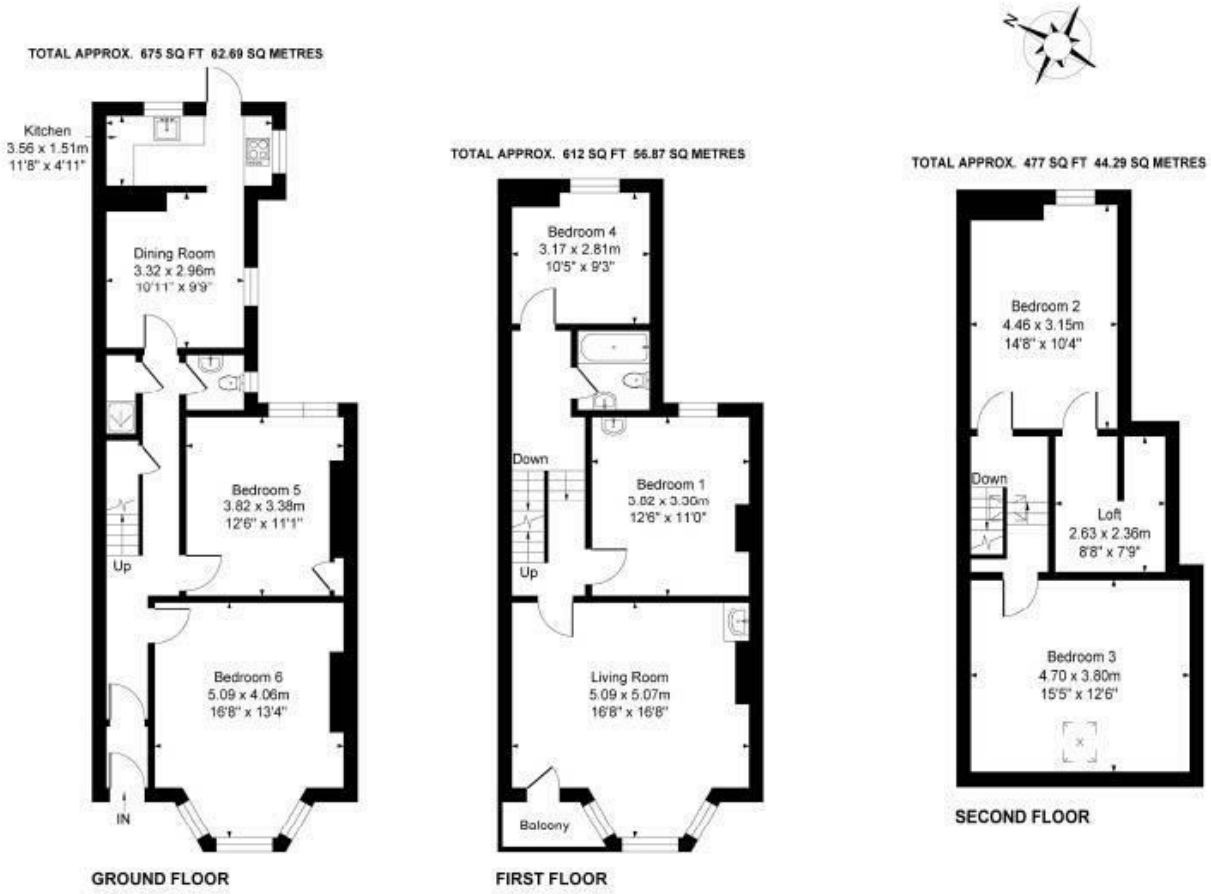
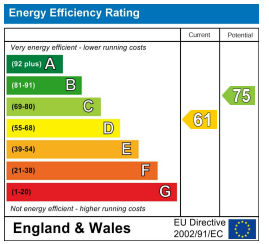
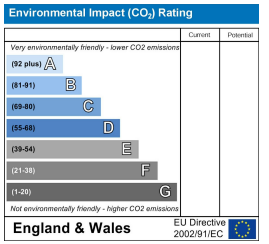
APPROX. GROSS INTERNAL FLOOR AREA 1764 SQ FT 163.85 SQ METRES



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





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