

estate agents **auctioneers**

**hollis
morgan**

9 Avon Crescent, Hotwells, Bristol, BS1 6XQ

£499,950

Hollis Morgan - A renovated Grade II listed 2 / 3 Bedroom Georgian townhouse with harbour views.

- Georgian Terrace
- Four Story Home
- Recently Renovated
- Period Charm
- Flexible Accomodation
- Harbour Views
- Residents Parking
- No Onward Chain

Description

Positioned at the end of an attractive Grade II listed rank of terrace homes sits No 9 with all the character and charm you would expect of a Georgian building with an added maritime twist being located just a few moments from Bristol's Harbourside. The property is offered in excellent decorative order and has been the subject of an exhaustive, yet sensitive, renovation by the present owners who have created a charming property that has all the proportions and period detailing expected of a period home alongside the inherent benefits of a modernized property. Where possible the original features have been retained such as exposed brick fireplaces, stripped pine floors alongside modern touches such as new kitchen and bathrooms. The flexible accommodation is arranged over four floors, with ground floor offering a traditional entrance hall , well-proportioned kitchen/lounge with separate shower room.(Excellent rental potential) The basement level offers great storage space or development (subject to PP). The kitchen and main living space is on the first floor to take advantage of the harbor views. The top floor consists of a large bedroom and three piece bathroom suite.

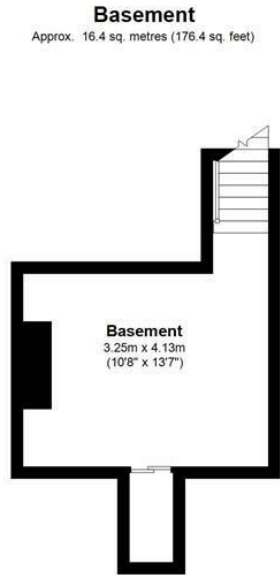
Location

Avon Crescent is located just off Cumberland Road within the popular suburb of Hotwells. A range of affluent public houses, bars and restaurant's along the Floating Harbour are all within walking distance. Bristol Temple Meads railway station is approximately two miles away.

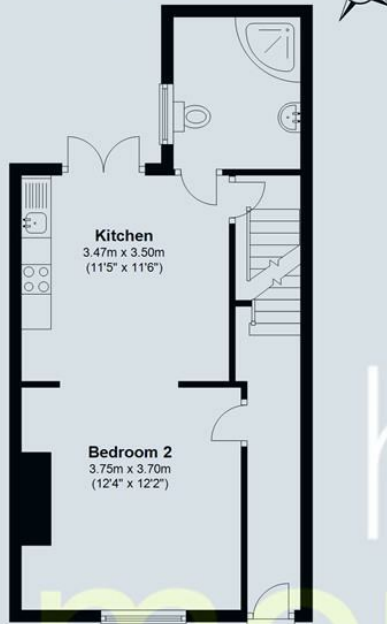
Tenure

Freehold.

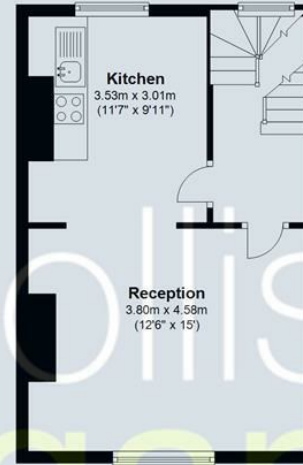




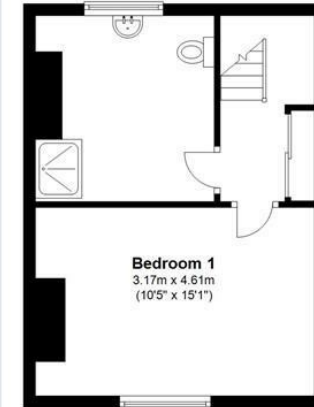
Ground Floor
Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor
Approx. 34.4 sq. metres (369.7 sq. feet)



Second Floor
Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 120.9 sq. metres (1301.1 sq. feet)

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

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

9 Avon Crescent, BRISTOL

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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 energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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