

estate agents **auctioneers**

**hollis
morgan**



313 Hotwell Road, Hotwells, Bristol, BS8 4NQ

Offers In Excess Of £550,000

Hollis Morgan - A substantial Georgian family home boasting flexible (1800 sq ft) accommodation and private rear garden. Hotwells Primary School Catchment.

- Georgian Family Home
- Basic Updating Required
- 3/4 Bedrooms
- Flexible Accommodation
- Rear Garden with access
- Hotwells Primary
- Gas central Heating
- No Onward Chain

Description

Constructed circa 1776 this property is positioned in an attractive rank of Georgian terrace, the property provides spacious yet flexible accommodation over four levels with the upper floors providing fine views. A charming southerly facing courtyard garden is located at the rear complete with access. Whilst the property has been well maintained by its current owner some basic cosmetic updating is required throughout.

Accommodation comprises;

Lower Ground Floor

Kitchen/ Breakfast Room - 15'11 x 13'2

Kitchen

Dining Room - 15'11 x 13'2

Ground Floor

Reception - 13'2 x 12'2

Reception - 11'7 x 10'1

Bathroom

First Floor

Bedroom 1 - 16 x 13'2

Bedroom 3 - 11'5 x 10'5

Top Floor

Bedroom 2 - 16 x 13'3

Bathroom/Bedroom 4

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 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.

Tenure

Leasehold. Approx 1900 years remaining.

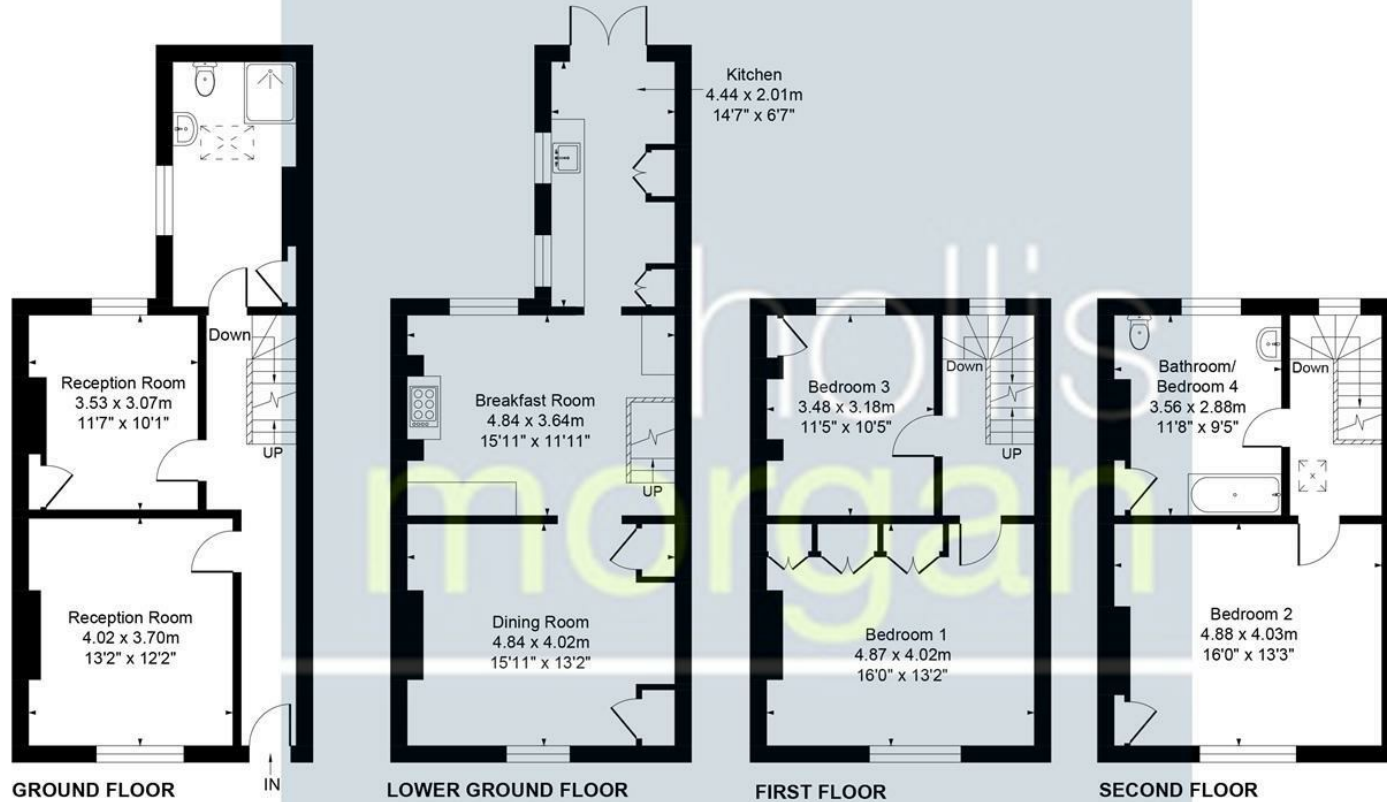
Ground rent: £7pa



313 Hotwell Road Hotwells Bristol BS8 4NQ
 APPROX. GROSS INTERNAL FLOOR AREA 1850 SQ FT 171.88 SQ METRES



TOTAL APPROX. 518 SQ FT 48.11 SQ METRES TOTAL APPROX. 518 SQ FT 48.11 SQ METRES TOTAL APPROX. 407 SQ FT 37.83 SQ METRES TOTAL APPROX. 407 SQ FT 37.83 SQ METRES



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

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

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