

estate agents **auctioneers**



77 Cromwell Road, St. Andrews, Bristol, BS6 5HA  
£600,000

Hollis Morgan - A H.M.O licensed semi-detached four story ( 2345 sqft ) period property set over four floors offering exciting potential for investment or family home.

- Period Property
- Four Floors
- Basic updating required
- Licensed H.M.O
- Rear Garden
- No Chain
- St Andrews

### The Property

Set over four levels this period home offers huge potential to a family or investor who want to obtain a substantial property in the ever popular St Andrews. The accommodation briefly comprises large lounge area with bay window to front elevation, fitted kitchen, two bathrooms, multiple storage cupboards and 5/6 bedrooms. There is also a courtyard/garden area to the rear of the property.

For investors there is the opportunity to create 7 bedrooms which has the potential to produce £46,500 P.A.

### Location

Cromwell Road is one of the premier roads in St Andrews within easy reach of Cheltenham Road and Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol. There is a railway station nearby connecting with Temple Meads with high speed train services to many parts of the country.

### Other Information

Tenure: Freehold  
Council Tax Band: E

### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.





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