estate agents auctioneers
hollis morgan
7 John Carrs Terrace, Clifton, Bristol, BS8 1DW
£515,000

Hollis Morgan - A 5/6 Bedroom HMO licensed period property (1692 sq ft) set over 4 floors. Internal updating required, would make fine investment/family home.

- Licensed HMO
- Conveniently Located
- Close to Bristol UNI
- Within Walking Distance to Clifton Village
- Gas Central Heating
- Scope For Improvement
- Generous Private Rear Garden

The Property
The accommodation is spread over a surprisingly spacious 4 floors and comprises kitchen/diner and reception room/bedroom on the ground floor, the lower ground floor provides 2 good sized double bedrooms with the lower level also providing a further bedroom as well as access to a private rear garden.
There are 2 more bedrooms on the top floor along with bathroom.

Location
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst 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.

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.

Other Information
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.

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

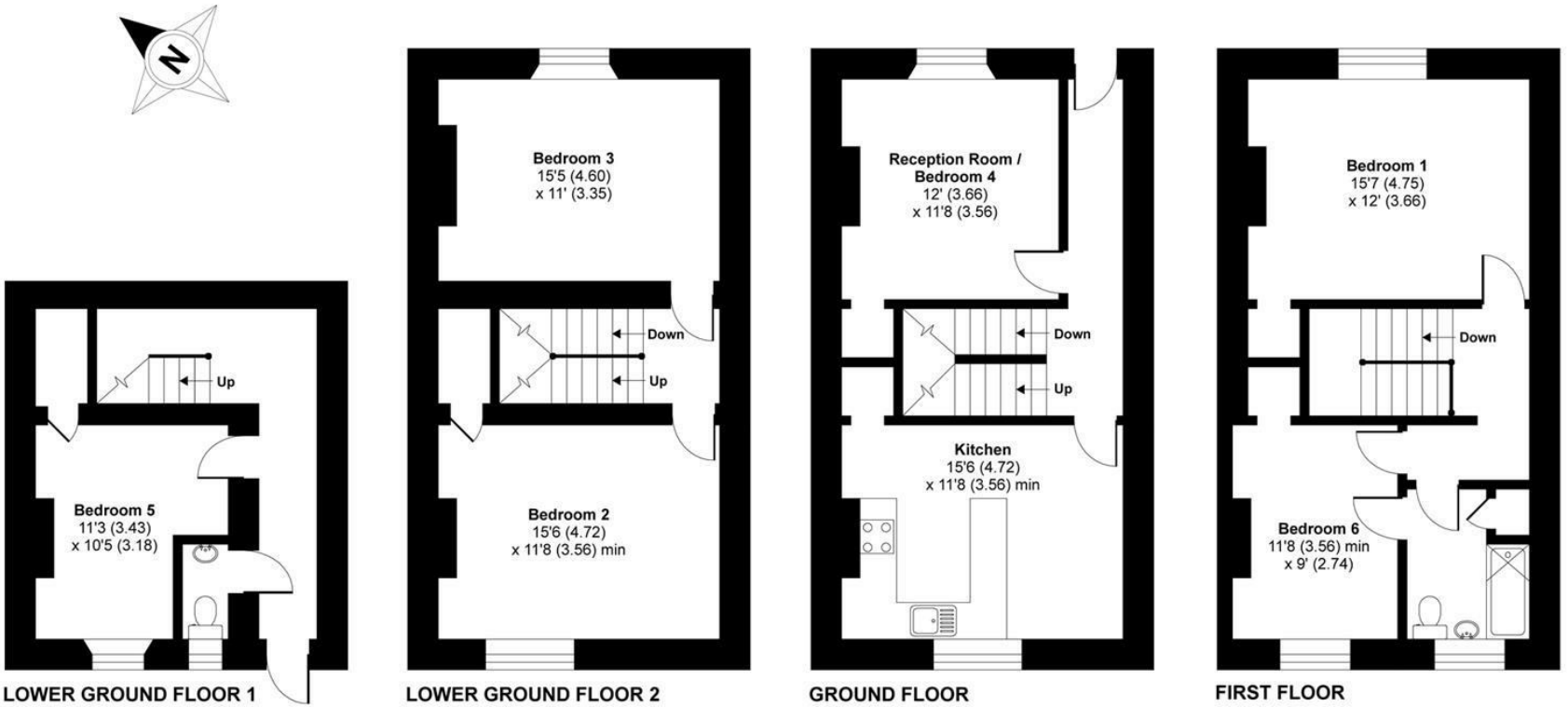
Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

John Carrs Terrace, Clifton, Bristol, BS8

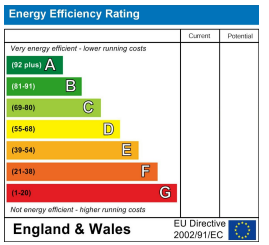
Approximate Area = 1692 sq ft / 157.2 sq m

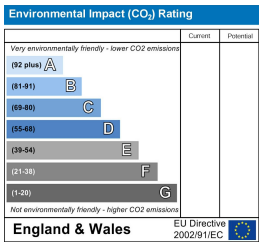
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 709220





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