

estate agents **auctioneers**



10 Greenway Road, Redland, Bristol, BS6 6SF  
£750,000

Hollis Morgan - A prime H.MO licensed period home ( 2252 Sq Ft ) currently let to students, producing £40,000 per annum.

- Semi Detached Period Property
- 2252 Sq Ft
- H.M.O investment
- Three Floors
- Gas Central Heating
- Rear Garden

### Description

This spacious semi-detached period property offers generous accommodation spread over three levels and retains many original period features throughout. The property also benefits from generous gardens to the front and rear. Whilst an extremely attractive investment the house could make a fine family home subject to updating.

The property is currently let for the 20/21 academic year to students ( 6 rooms ) for £40,000 per annum which equates to a 5.3% return. Given the size we feel there is scope to create further rooms subject to permission which would naturally boost the annual income.

### Location

Redland is amongst the most sought after and coveted locations in the city and remains an incredibly popular suburb. There are excellent amenities on the nearby Whiteladies Road which provide a wide range of supermarkets, shops, restaurants and pubs. A choice of primary and secondary schools are nearby and, in addition, there is excellent access to the City, as well as to Cribbs Causeway and the motorway network. The property is ideally located for both Bristol University and the Bristol Royal Infirmary.

### Please Note

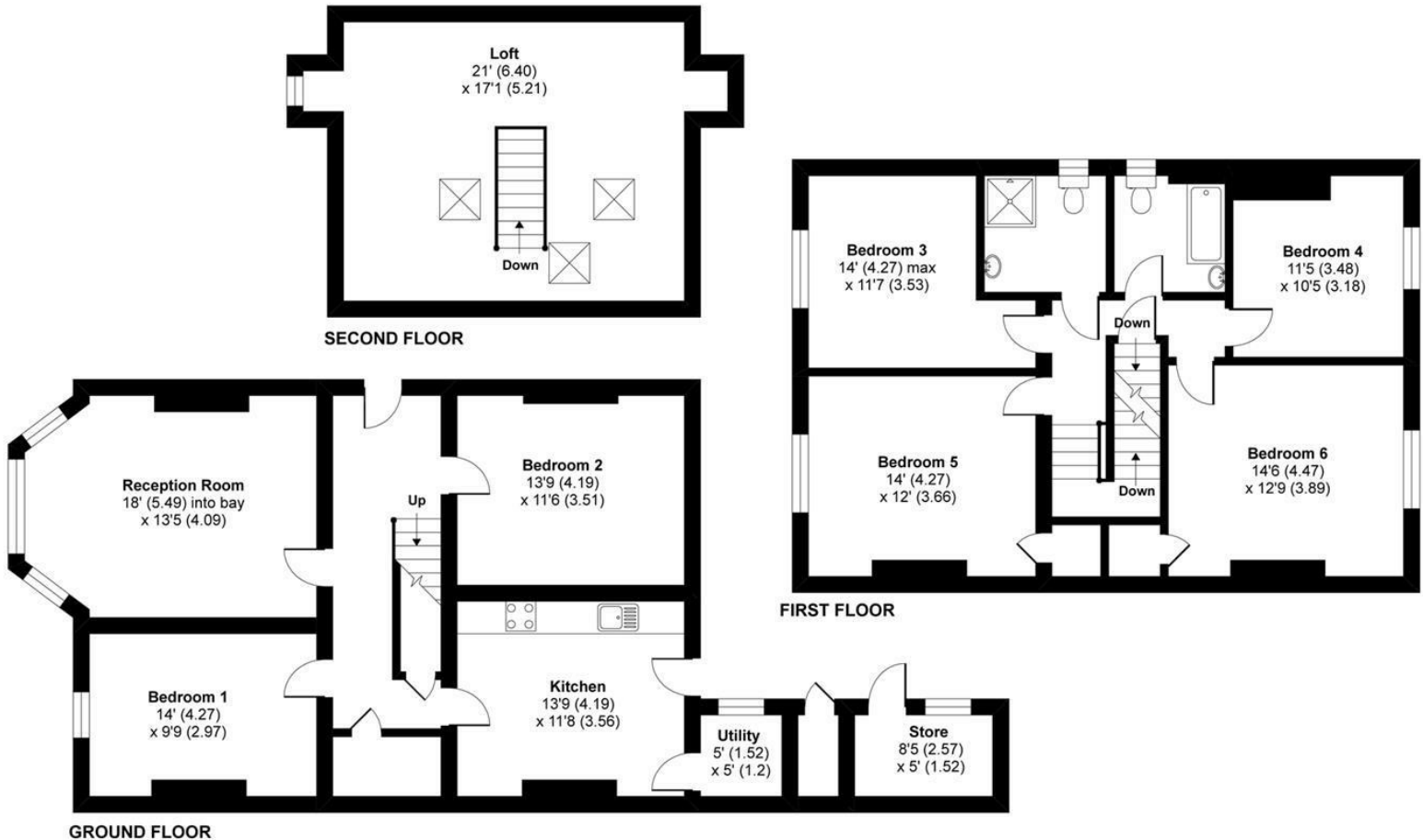
We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Greenway Road, Bristol, BS6

Approximate Area = 2252 sq ft / 209.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 623932

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Hollis Morgan Property Limited, registered in England, registered no 7275716  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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

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

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