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315 Hotwell Road, Hotwells, Bristol, BS8 4NQ
£600,000

A substantial (1800sqft) HMO LICENSED four story Georgian terrace with huge potential.

- Grade II listed
- Garden with rear access
- Scope to make Family Home
- Licensed 6 Bed H.M.O
- Cosmetic Updating Required

The Property
315 Hotwells Road is a Grade II Listed, terraced property conveniently situated within a short walk to the city centre and neighbouring countryside.
This large period house is currently let as an HMO, keeping many original features including panelled shutters, moulded ceilings and sash windows offering versatile accommodation over 4 floors.
The front door opens into a welcoming hallway leading on to 2 bedrooms and a family bathroom fitted with a white 3-piece suite. A staircase leads to the large basement floor which offers a reception room and bedroom, there is also a fitted kitchen and separate WC.
The first floor encompasses two further double bedrooms and, finally, the second floor incorporates the seventh bedroom, utility room and a shower room and wash basin.
To the outside is a lovely secluded city garden with rear access.

Location - Hotwells
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.

Investment Opportunity
The property is currently let for £31,320 per annum (5 rooms) but has license for 6 rooms
With basis updating there is scope for 6 rooms to achieve an annual rent of £57,600 per annum.

Other Information
Leasehold: 2000 years from 20/04/1917
Ground rent: circa £17
Council Tax Band: D

Please Note
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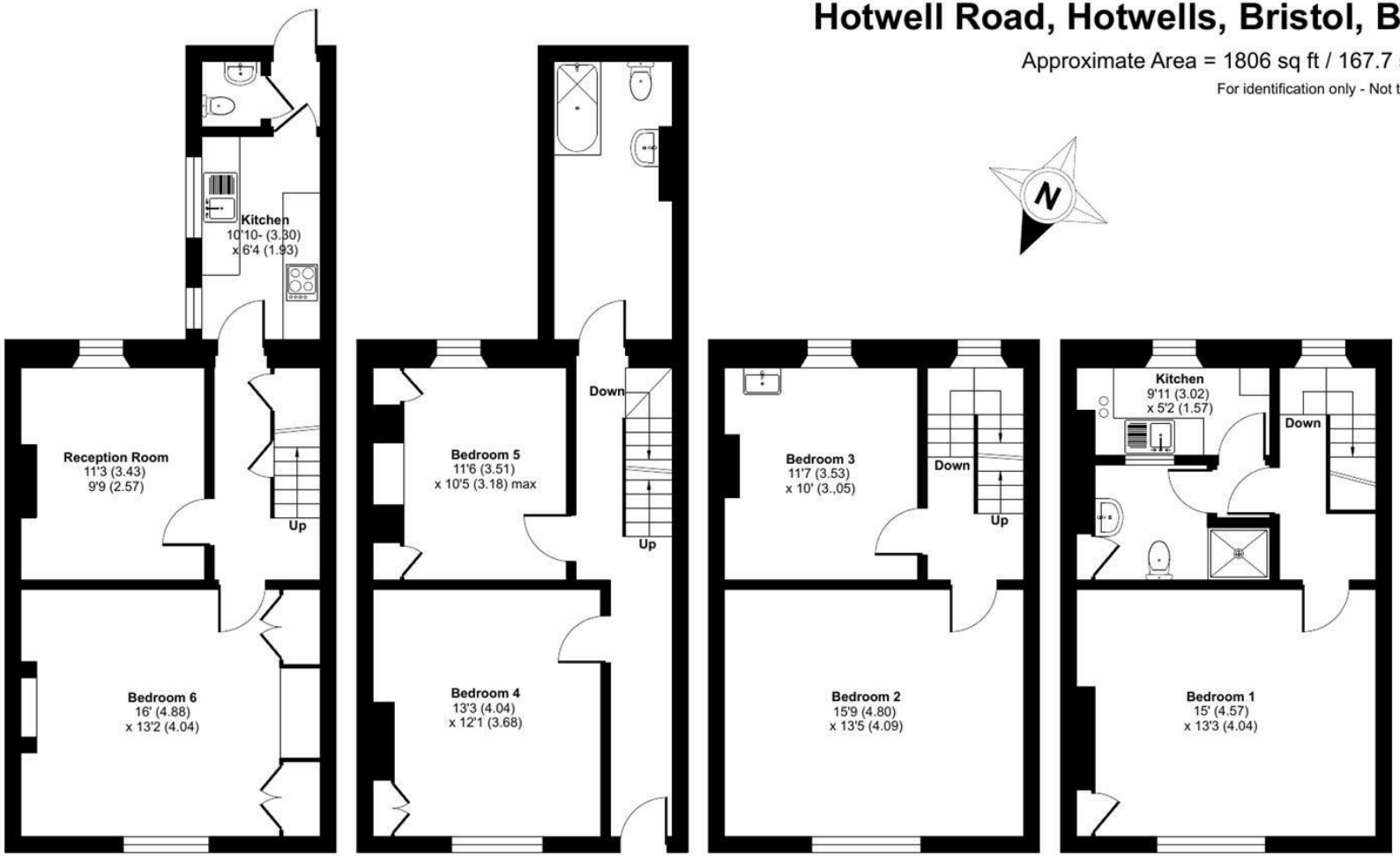
Hotwell Road, Hotwells, Bristol, BS8

Approximate Area = 1806 sq ft / 167.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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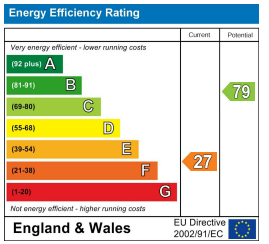

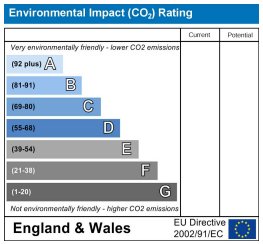

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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

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morgan