

estate agents **auctioneers**



0117 973 6565
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hollis
morgan
for sale

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.

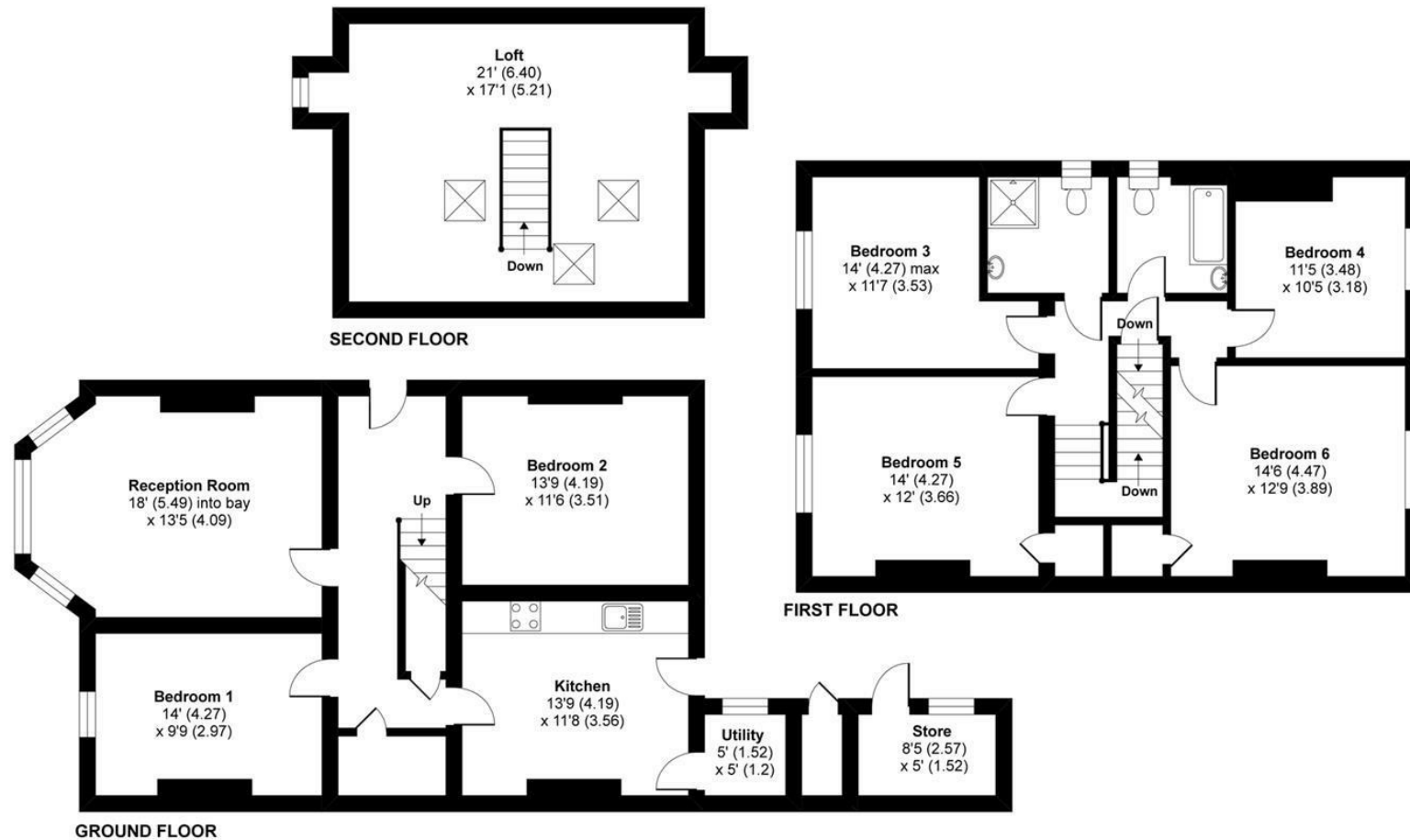




Greenway Road, Bristol, BS6

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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