

estate agents **au**ctioneers



2 Dundonald Road, Redland, Bristol, BS6 7LW

£995,000

Hollis Morgan - A Freehold PERIOD HOME (3616 Sq Ft) with GARDEN and PARKING currently arranged as 3 FLATS FOR INVESTMENT with scope to convert to a fine FAMILY HOME.

- Freehold Period Property
- 2 x Off Street Parking
- Currently Arranged as 3 Flats
- Garden Flat - 3 Bedrooms
- First Floor Flat - 3 Bedrooms
- Top Floor Flat - 3 Bedrooms
- Excellent Investment
- Rare Opportunity
- Scope For Large Family Home
- Prime Location

The Property

2 Dundonald Road is a large end of terrace period property with accommodation arranged over three floors (3616 Sq Ft) with off street parking for two vehicles and an enclosed rear garden. The property is currently arranged as 3 x Self contained 3 Bedroom flats for investment and are offered with vacant postseason – please refer to schedule and floorplans.

INVESTMENT

The property would make an excellent investment with strong rental potential. Please refer to independent rental appraisal.

SCOPE FOR UPDATING

The flats have been let for a number of years and would now benefit from some basic updating and offer scope to either increase the rents or individual resales. Please refer to GDV schedule.

FAMILY HOME

Given the proximity to local out outstanding rated OFSTED schools there is sure to be a demand to convert the building back into a large 6/7 bedroom family home in this sought after location.

Accommodation Schedule

GARDEN FLAT

A spectacular and large principle reception room with impressive bay window, a separate kitchen diner with access to the rear garden, three generous double bedrooms and family bathroom.

FIRST FLOOR FLAT

A large reception room with bay window to front, a separate kitchen diner, three generous double bedrooms and family bathroom.

TOP FLOOR FLAT

A good sized reception room, separate kitchen, three well proportioned bedrooms and a family bathroom.

OUTSIDE

Parking for 2 vehicles with scope to increase subject to consents.
Rear Garden

Location

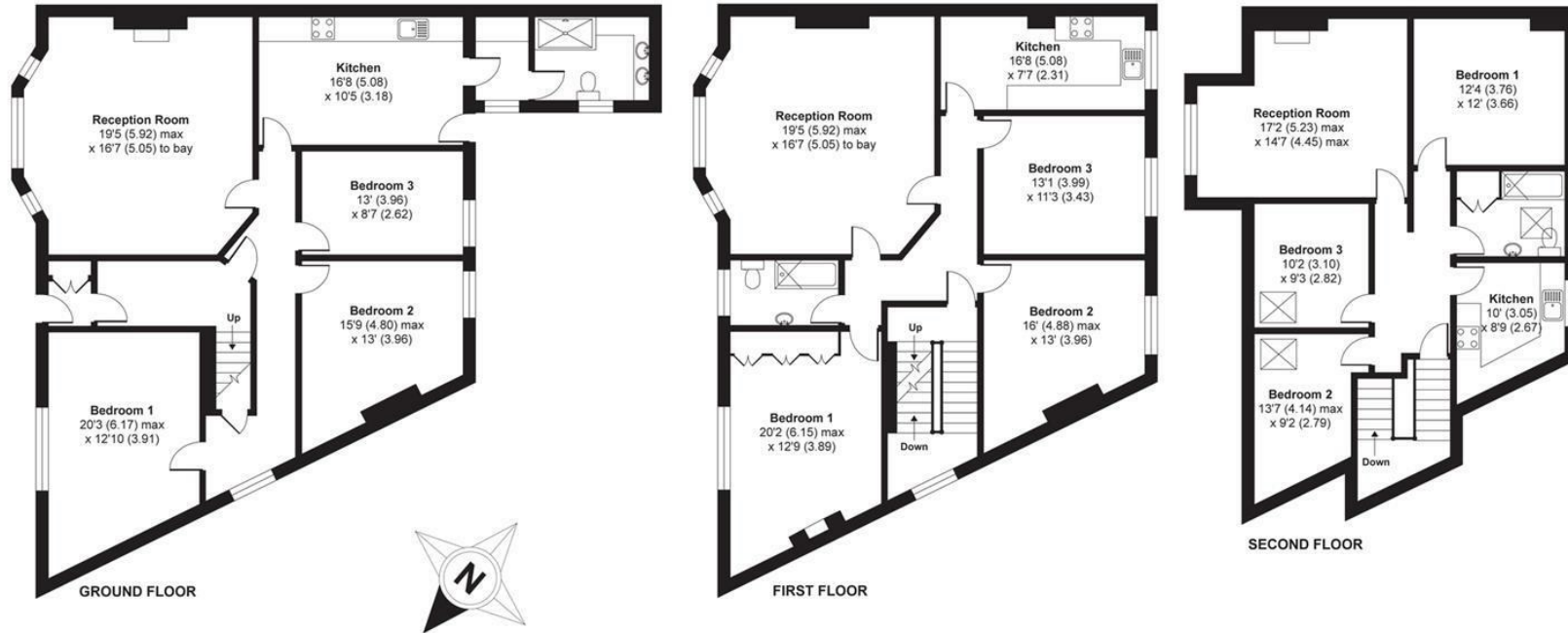
Dundonald Road is a pretty street, quietly tucked away but superbly located in Redland within easy reach of The Downs, local amenities and Schools rated Outstanding by OFSTED.

Redland is amongst the most sought after and coveted locations in the city and remains and incredibly popular family suburb. Offering a mix of suburban convenience with open green spaces such as Durdham Downs which is within 300m, excellent amenities on the nearby North View, Whiteladies Road and Park Street provide a wide range of supermarkets, shops, restaurants and pubs. Westbury Park Primary School & Redland Green secondary school are nearby and both of which have an outstanding OFSTED Rating. and in addition, there is excellent access to the City as well as being conveniently located to Cribbs Causeway and the region's motorway network.



Dundonald Road, Bristol, BS6

APPROX. GROSS INTERNAL FLOOR AREA 3616 SQ FT 335.9 SQ METRES



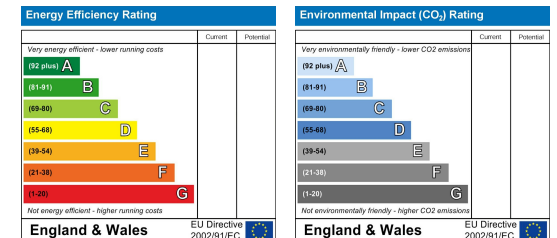
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Hollis Morgan REF : 512009

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: 0117 973 65 65

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ



hollis
morgan
