

estate agents **auctioneers**

**hollis
morgan**



77 Cromwell Road, St. Andrews, Bristol, BS6 5HA

£600,000

Hollis Morgan - A H.M.O licensed semi-detached four story (2345 sqft) period property set over four floors offering exciting potential for investment or family home.

- Period Property
- Four Floors
- Basic updating required
- Licensed H.M.O
- Rear Garden
- No Chain
- St Andrews

The Property

Set over four levels this period home offers huge potential to a family or investor who want to obtain a substantial property in the ever popular St Andrews. The accommodation briefly comprises large lounge area with bay window to front elevation, fitted kitchen, two bathrooms, multiple storage cupboards and 5/6 bedrooms. There is also a courtyard/garden area to the rear of the property.

For investors there is the opportunity to create 7 bedrooms which has the potential to produce £46,500 P.A.

Location

Cromwell Road is one of the premier roads in St Andrews within easy reach of Cheltenham Road and Gloucester Road with its eclectic range of shops and restaurant and close to the city centre with its business areas, shopping and leisure opportunities as well as some of the major institutions of Bristol including the University of Bristol. There is a railway station nearby connecting with Temple Meads with high speed train services to many parts of the country.

Other Information

Tenure: Freehold
Council Tax Band: E

Please Note

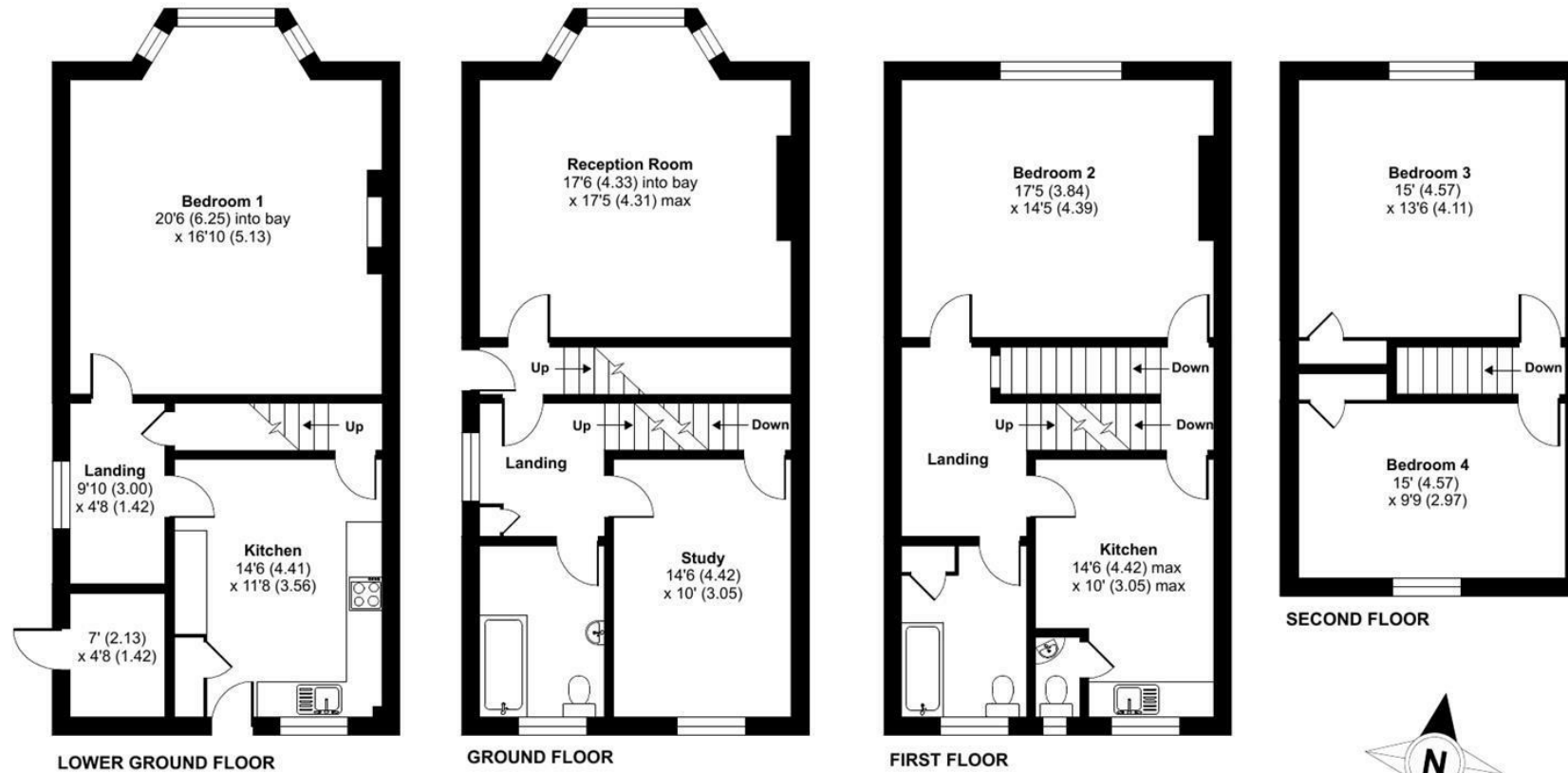
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Cromwell Road, St. Andrews, Bristol, BS6

Approximate Area = 2345 sq ft / 217.8 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). © n̄che.com 2022. Produced for Hollis Morgan. REF: 845165



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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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