estate agents auctioneers

hollis morgan

394 Hotwell Road, Hotwells, Bristol, BS8 4NU

Guide Price £429,950

Hollis Morgan – A PERIOD TOWNHOUSE ( 1802 Sq Ft ) with scope for BASIC UPDATING in this unique MARITIME LOCATION with views of the SUSPENSION BRIDGE.

- Period Townhouse
- Unrivalled Views
- 1800 Sq Ft
- Scope for updating
- Gas Central Heating
- Generous Rear Garden
- No Chain

**The Property**
A Leasehold period townhouse with accommodation ( 1802 Sq Ft ) arranged over 3 floors plus small basement and enclosed rear garden.
Located in Bristol Western Harbour development zone with a harbourside RPZ car parking permit.
Sold with vacant possession.

**Location**
Once a busy dock where sailors and merchants would trade goods and set sail for voyages of discovery, Bristol's Harbourside has undergone a huge transformation and is now an attractive, modern development with excellent amenities and access to the rest of the City. The area is alive with the buzz of Sunday markets, waterside restaurants and bars and a whole host of sports and activities including yachting, paddle boarding, and rowing. Millennium Square acts as a central hub, with its fountains and big screen as well as world class attractions such as Brunel's SS Great Britain, We The Curious, Bristol Aquarium, the Arnolfini, Spike Island, the Watershed and the M Shed.

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.

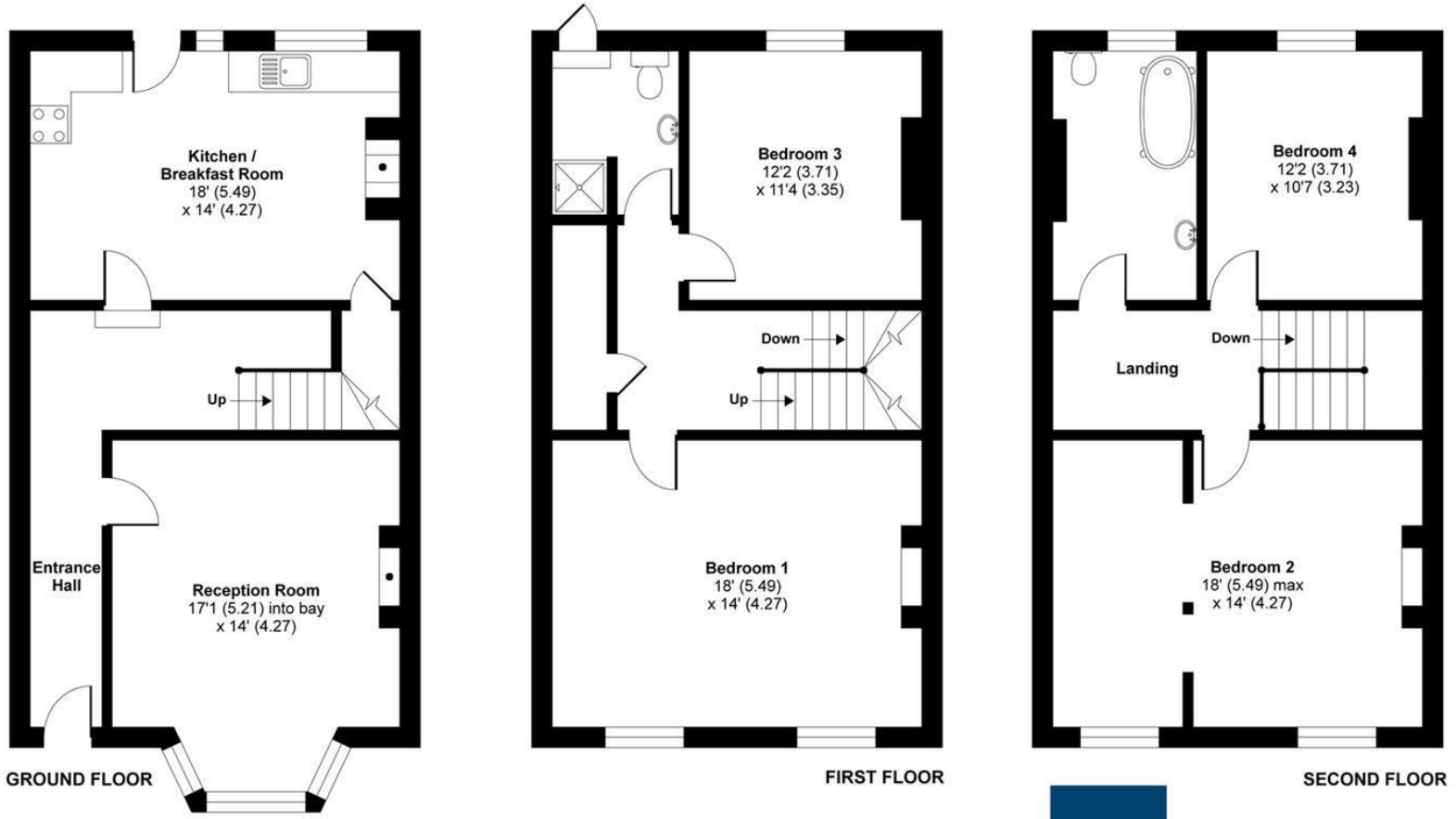
**Further Information**

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Hotwell Road, Bristol, BS8

Approximate Area = 1802 sq ft / 167.4 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 2021. Produced for Hollis Morgan. REF: 778263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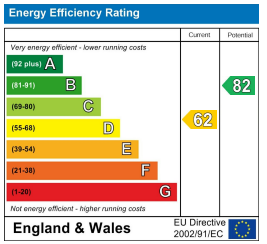


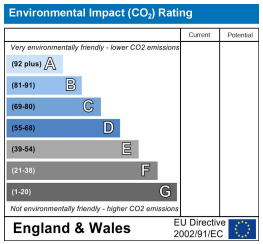



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