



366, Two Mile Hill Road, Kingswood, Bristol, BS15 1AH

Guide Price £195,000

Hollis Morgan – A Freehold MIXED USE BLOCK (1258 Sq Ft) comprising RETAIL UNIT with 2 FLATS and GARAGE | Requires UPDATING

366, Two Mile Hill Road, Kingswood, Bristol, BS15 1AH

THE PROPERTY

ADDRESS | 366 Two Mile Hill Road, Kingswood, Bristol BS15 1AH

A Freehold semi detached period property with accommodation (1258 Sq Ft) arranged over 2 floors with large rear garden and garage.

The property is arranged as a self contained retail unit (formerly a barbers) with a ground floor garden flat and a first floor flat.

Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - C | G

THE OPPORTUNITY

MIXED USE | UPDATING | DEVELOPMENT

The property has been let for a number of years and now requires updating throughout.

It has been occupied as a retail unit and two independent flats for a number of years (please refer to legal pack for historic council tax information etc)

Now vacant.

There is scope to extend the property to the rear to create additional accommodation or extra units.

Potential for conversion back to a family home to take advantage of the large garden and garage.

We understand no recent planning of this nature has been sought - all subject to gaining the necessary consents.

LOCATION

Two Mile Hill is located just a few miles East of Bristol city centre, providing easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. The housing stock in Two Mile Hill is diverse, with a range of property types, including Victorian terraces, 1930s semis, and modern apartments, there are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

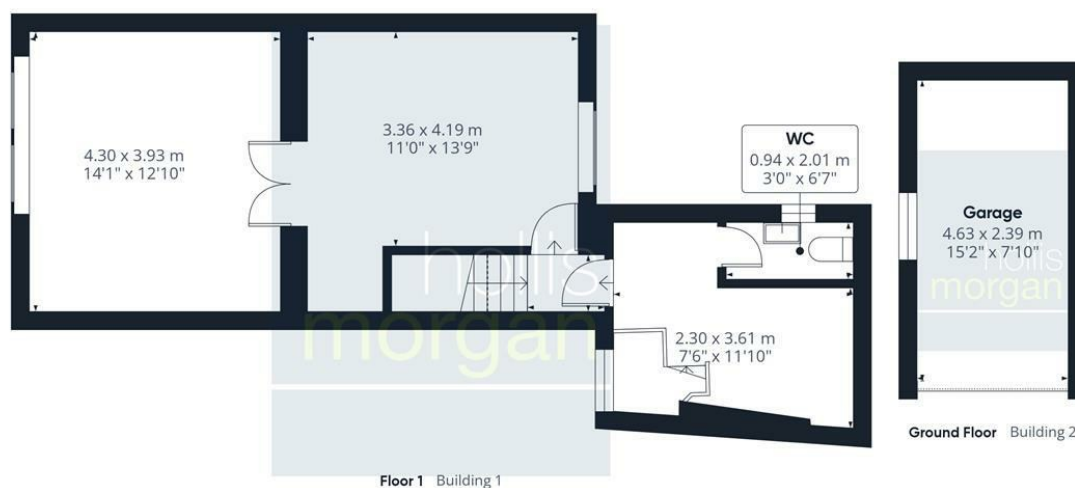
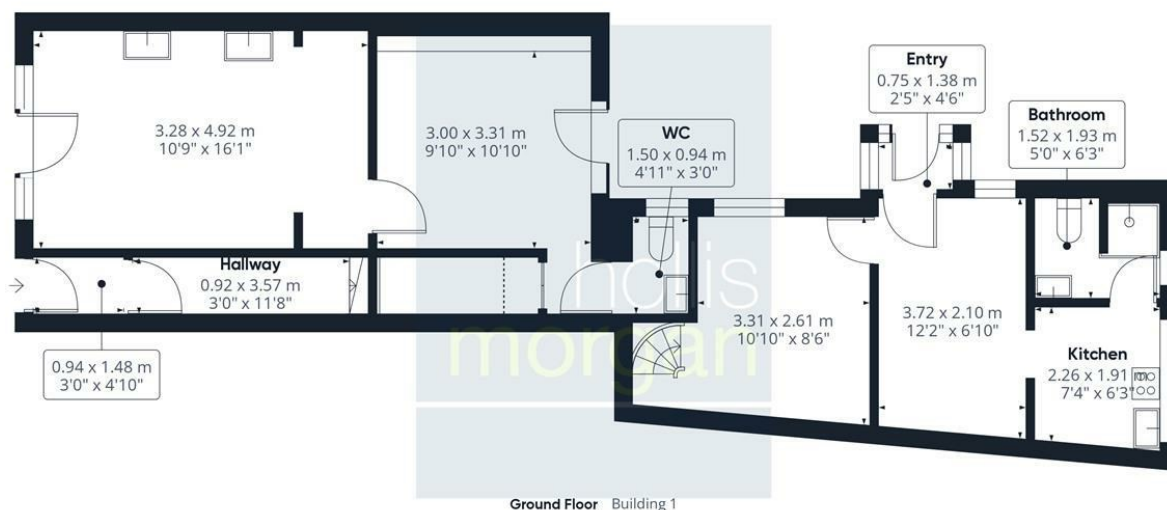
366, Two Mile Hill Road - £1500pcm - £1600pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

PROPERTY DETAILS DISCLAIMER

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 contained in the legal pack. 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 have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. 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.





Approximate total area⁽¹⁾

116.91 m²
1258.42 ft²

Reduced headroom

0.73 m²
7.84 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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