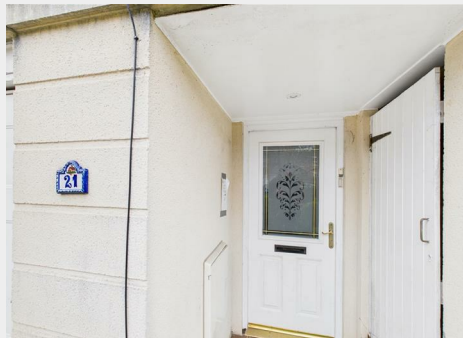


## 21 Lancelot Road, Stoke Park, Bristol, BS16 1WG

Auction Guide Price +++ £395,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD 5 BED | 3 BATH HOUSE
- FULLY LICENSED HMO
- £42k PER ANNUM INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold MODERN TOWNHOUSE ( 1359 Sq Ft ) arranged as a 5 BED | 3 BATH LICENSED HMO fully let producing £42,000 pa INCOME.

# 21 Lancelot Road, Stoke Park, Bristol, BS16 1WG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 21 Lancelot Road, Stoke Park, Bristol BS16 1WG

Lot Number 26

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold 5 bedroom, 3 bathroom modern mid terraced town house with accommodation ( 1359 Sq Ft ) arranged over 3 floors with separate kitchen and reception room plus integral garage and off street parking. Sold subject to existing and proposed tenancies.

Tenure - Freehold  
Council Tax - Band D  
EPC - C

### THE OPPORTUNITY

STUDENT HMO INVESTMENT

The property is let on a single AST contract to a group of 5 students.

2024 / 25 Academic Year - £3580 pcm | £42,960 pa  
2025 / 26 Academic Year - £3500 pcm | £42,000 pa

Please refer to legal pack for copies of AST contracts.

GARAGE | EXTRA ROOM

The integral garage has scope for conversion into an additional bedroom

PARKING | EXTRA SPACE

There is scope for two parking spaces subject to landscaping.

All above subject to gaining the necessary consents.

### LOCATION

The property is also located within close proximity to "UWE" ( 0.5 miles ) and bus routes which lead to Bristol city centre and the new frequent Metro Bus service to Bristol and just 10 minutes to Cribbs Causeway.

### SOLICITORS & COMPLETION

Maria Schultz  
Woodstock Legal Services  
0330 088 5792  
m.schultz@woodstocklegalservices.co.uk  
<https://www.woodstocklegalservices.co.uk/>

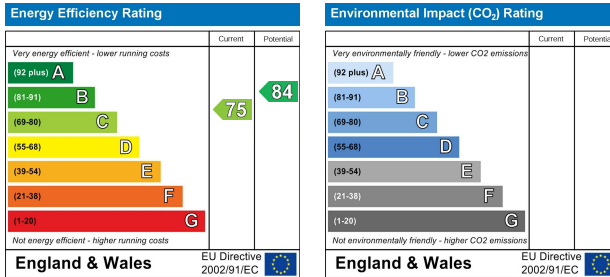
EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.  
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## Auction 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.

Please refer to our website for further details.