

## 212 Wells Road, Knowle, Bristol, BS4 2AX

Sold @ Auction £527,000



- For Sale By Public Auction
- Wednesday 30th November
- All Saints Church, Clifton, BS8 2HY
- Weekly Set Viewings
- Download Online Legal Packs
- NOVEMBER 2016
- HMO Investment Property
- Annual income of £52,020
- 6 En suite bedrooms
- Close to City Centre

Hollis Morgan \*\*\* SOLD @ NOVEMBER AUCTION \*\*\* A large INVESTMENT PROPERTY ( 1477 Sq Ft ) arranged as a 6 BED ENSUITE HMO with an INCOME of £52,000 pa

# 212 Wells Road, Knowle, Bristol, BS4 2AX

## Accommodation

### FOR SALE BY AUCTION

\*\*\* SOLD AFTER AUCTION \*\*\*

LOT NUMBER 12  
Wednesday 30th November 2016  
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY  
Legal packs will be available for inspection from 18:00.  
The sale will begin promptly at 19:00

### VIEWINGS

By appointment with Hollis Morgan.

48 Hours notice Required.

### SOLICITORS

Ben Rothery  
MFG Solicitors  
ben.rothery@mfgsolicitors.com  
01562 820181  
Adam House, Birmingham Way, Kidderminster, Worcs, DY10 2SH

### ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. \*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

### THE PROPERTY

A large mid terraced period property in an elevated position on the Wells Road. The property is arranged over 3 floors with 6 en suite bedrooms ( Two with kitchen facilities ) and a communal kitchen / diner leading onto a well maintained rear garden. The property is sold freehold with the benefit of a full HMO license and is in excellent decorative order with Central control and sensor lighting

### EXTENDED COMPLETION

Completion is set for January 6th 2017

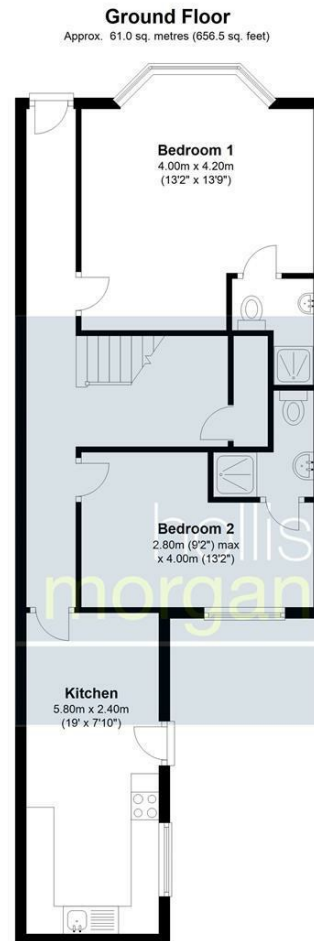
### LOCATION

The property is situated on the busy Wells Road within the popular suburb of Knowle. Local amenities and services are all within close proximity. Bristol Temple Meads is less than a mile away and provides direct rail routes in and out the City. Bristol City Centre is approximately two miles away.

### THE OPPORTUNITY

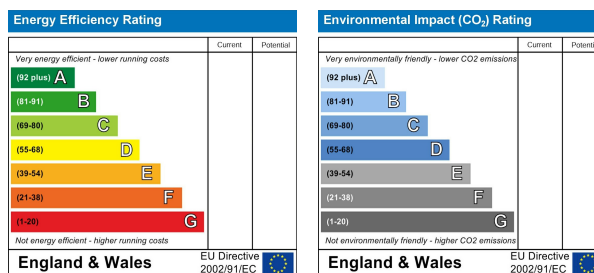
Excellent long term investment - this fully licensed HMO is let to six individual tenants producing a rental income of £52,020 per annum. There is a strong demand for quality accommodation of this nature and given its proximity to the City Centre we would anticipate the rental income to increase further. The property is let inclusive of all bills and sold subject to existing tenancy agreements - please refer to legal pack.

## Floor plan



Total area: approx. 137.2 sq. metres (1477.2 sq. feet)

## EPC Chart



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