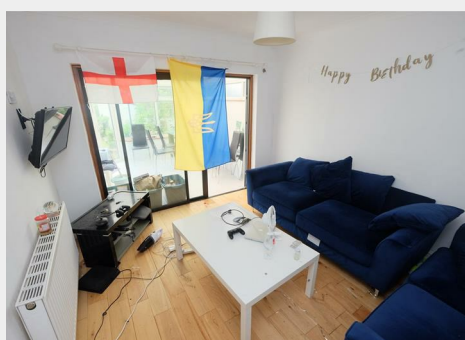


## 52 Fourth Avenue, Horfield, Bristol, BS7 0RW

Sold @ Auction £605,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ OCTOBER ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- LICENSED HMO | £62,280 pa
- 7 BEDS | 4 SHOWER | PARKING | GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 7 BED | 4 SHOWER HOUSE ( 1385 Sq Ft ) arranged as LICENSED HMO | Fully let producing £62,280 pa

# 52 Fourth Avenue, Horfield, Bristol, BS7 0RW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER ONLINE AUCTION \*\*\*

GUIDE £595,000 +++  
SOLD @ £605,000

ADDRESS | 52 Fourth Avenue, Horfield, Bristol BS7 0RW

Lot Number 21

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 semi detached house with accommodation ( 1385 Sq Ft ) arranged over 2 floors with kitchen + utility and two separate reception areas, generous enclosed rear garden and off street parking to the front. The property comprises 7 bedrooms with 4 shower rooms ( 2 en suite plus ground floor WC ).  
Sold subject to existing tenancies.

Tenure -  
Council Tax - C  
EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HMO INVESTMENT | £62,280 pa

The property is a fully licensed Sui generis 7 bed | 10 person HMO let for the 2024 / 2025 academic year to 7 UWE students on an AST contract terminating August 12th 2025.

£5,190 pcm | £62,280 pa  
Tenants pay all bills.

Please refer to online legal pack for copies of AST contracts.

### LOCATION

Situated in popular Horfield, the property is within close walking distance to Horfield Common, Horfield Leisure Centre and Gloucester Road with its wealth of amenities. It is also ideally situated for UWE or Southmead Hospital with major employers such as Airbus and the MOD also close by.

### SOLICITORS & COMPLETION

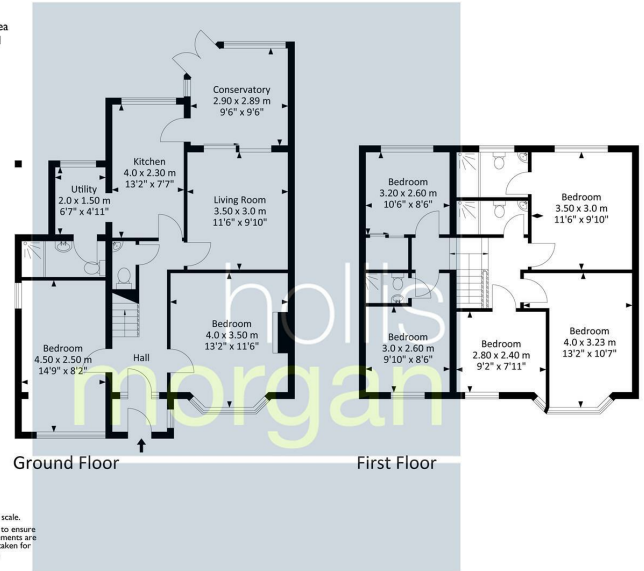
Alice Altounyan  
Thrings  
01225 340000  
aaltounyan@thrings.com  
www.thrings.com

### EXTENDED COMPLETION

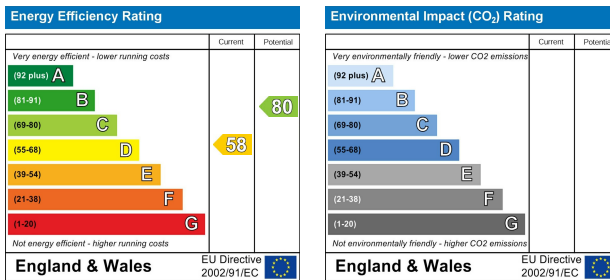
Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan

Approx. Gross Internal Area  
1385.74 Sq.Ft - 128.74 Sq.M



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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Email: post@hollismorgan.co.uk  
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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.