

2 Kenmore Grove, Filton Park, Bristol, BS7 0TW

Auction Guide Price +++ £650,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- LICENSED HMO | £71,400 pa
- 7 BEDS | 4 SHOWER | GARDEN | PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 7 BED | 4 SHOWER HOUSE (1374 Sq Ft) arranged as LICENSED HMO | Fully let producing £71,400 gross income pa

2 Kenmore Grove, Filton Park, Bristol, BS7 0TW

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 2 Kenmore Grove, Filton Park, Bristol BS7 0TW

Lot Number TBC

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 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 imposing semi detached property with extended accommodation (1374 Sq Ft) arranged over two floors with off street parking and south facing rear garden. The property comprises a generous kitchen diner plus separate reception room with 7 bedrooms and 4 shower rooms (2 en suite plus ground floor WC) and off street parking for 4 cars at the front of the house (with scope to increase)
Sold subject to existing tenancies

Tenure - Freehold

Council Tax - D

EPC - C

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

HMO INVESTMENT | £71,400 pa

The property is a fully licensed Sui generis 7 bed 10 person HMO
All the rooms are let to professional tenants on individual AST contract that commenced in September 2023

GROSS RENTAL INCOME INCLUSIVE OF BILLS

Room 1 | £950 pcm

Room 2 | £1050 pcm

Room 3 | 695 pcm

Room 4 | £785 pcm

Room 5 | £850 pcm

Room 6 | £725 pcm

Room 7 | £895 pcm

Gross Income - £71,400 pa

Net Income - £63,459 pa

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

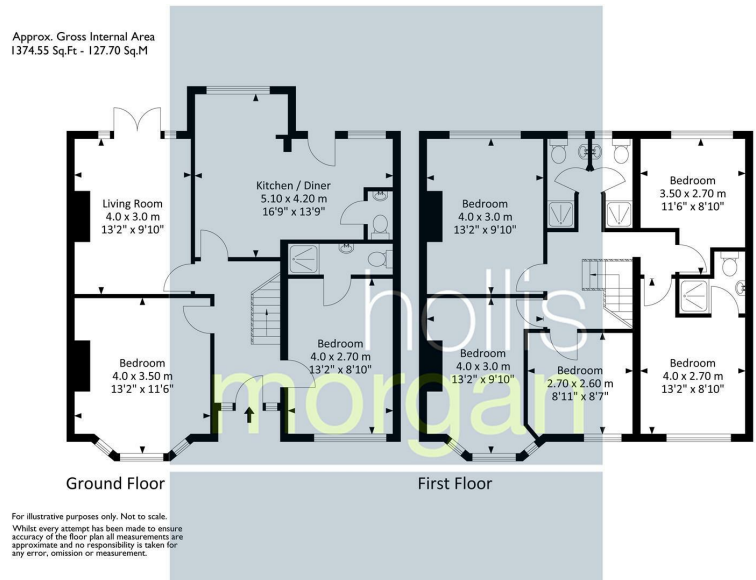
FAMILY HOME

The property would suit a large family home subject to vacant possession.

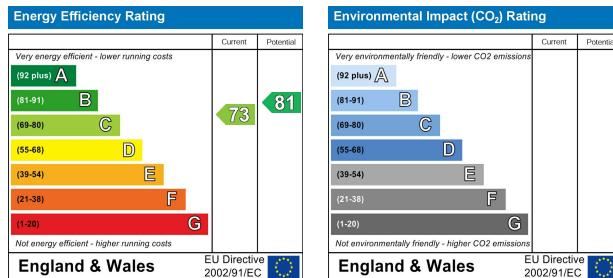
PARKING

There is scope to create additional off street parking at the front (in addition to the off street parking)
Subject to consents.

Floor plan



EPC Chart



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Clifton
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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.