

# 17 Crome Road, Lockleaze, Bristol, BS7 9YQ

Sold @ Auction £590,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH FEBRUARY 2025
- FULL DETAILS ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD HMO INVESTMENT
- 7 BED | 5 BATH | REFURBED 2021
- FULLY LET £5,250 pcm / £63,000 pa
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold 7 BED | 5 BATH HMO fully let producing £63,000 pa | Completely refurbished in 2021

# 17 Crome Road, Lockleaze, Bristol, BS7 9YQ

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* SOLD @ FEBRUARY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £550,000 +++  
SOLD @ £590,000

ADDRESS | 17 Crome Road, Lockleaze, Bristol, BS7 9YQ

Lot Number 9

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30  
Registration Deadline is on Monday 10th February 2025 @ 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 property that was converted in 2021 into a 7 bedroom | 5 bathroom Sui Generis HMO with open plan kitchen living space, enclosed rear garden, parking and a storage unit for bikes.  
Ideally positioned for UWE students.  
Sold subject to existing tenancies.

Tenure - Freehold  
Council Tax - Band A  
EPC - C  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HMO INVESTMENT | £5,250 pcm / £63,000 pa

The property is let for the 2024 / 2025 academic year for £5,250 pcm / £63,000 pa terminating in July 2025  
A let has been agreed for 2025 / 2026 academic year for £5,250 pcm / £63,000 pa terminating in July 2026

Exclusive of Bills - Tenants cover all their own costs / utilities.  
Please refer to the online legal pack for copies of the AST

### LOCATION

Situated in the popular BS7 postcode ideally situated for University of the West of England ( UWE ) or Southmead Hospital with major employers such as Airbus and the MOD.

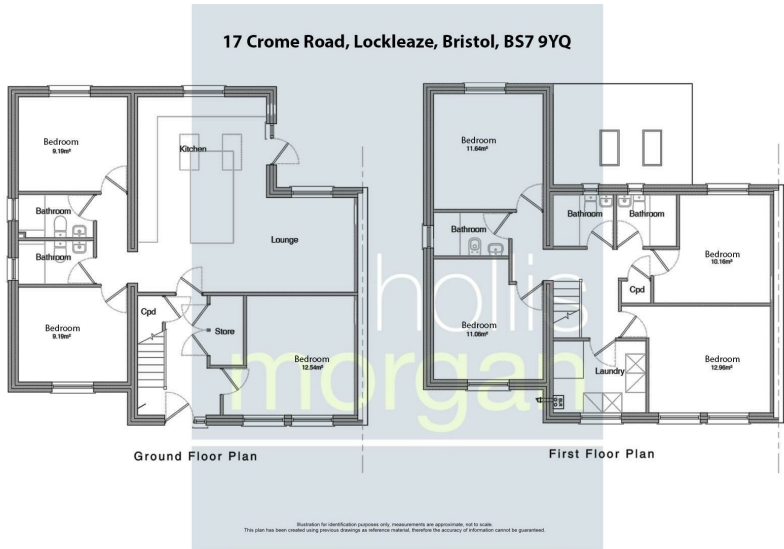
### SOLICITORS & COMPLETION

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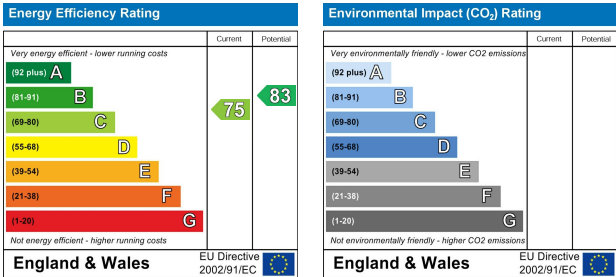
### EXTENDED COMPLETION

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.