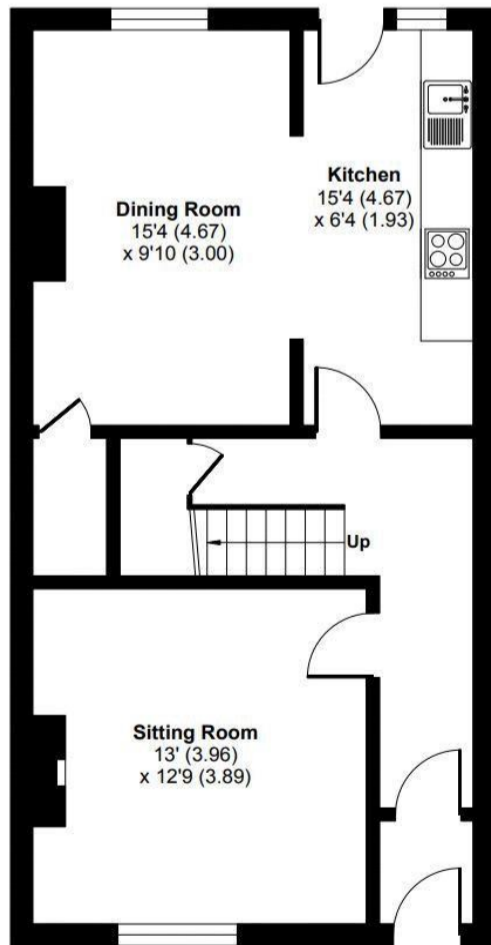




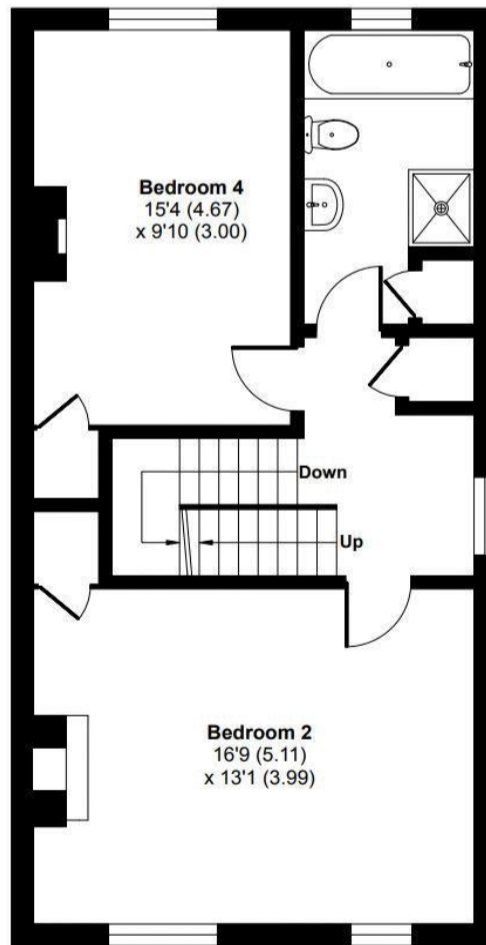
Highbury Villas, Bristol, BS2

Approximate Area = 1667 sq ft / 154.8 sq m

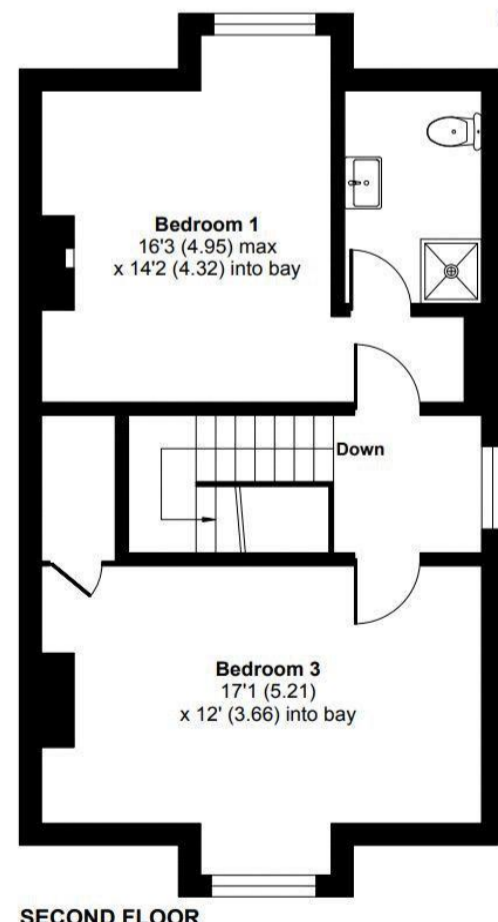
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Leese & Nagle. REF: 1019265 - BROCHURE

6 Highbury Villas

Bristol, Bristol, BS2 8BX.

- Five double bedrooms
- Two bathrooms one of which is en-suite
- Annual rental of £40,200
- HMO license in place
- Approx 320m from Bristol university

Student HMO with tenants in place for 2023/2024! A five-bedroom end of terrace HMO in a prime position just off of St Michaels Hill. Currently let at £670 per room the property brings in an annual rental of £40,200 per annum. Currently managed by student let experts the property has had a strong rental history for 18 years in the student sector.

Approximately 320m from Bristol university the property is perfectly positioned! Clifton, Whiteladies Road and Gloucester Road are all within 1 mile, whilst fantastic transport links provide access to Bristol City center and Temple meads train station.

The property consists of five large double bedrooms one of which has an en-suite, a communal shower room and an open plan kitchen/living diner. Externally the property has a rear courtyard style garden.



Council tax band E

Energy Performance Certificate
Rating D

