



Manor Road,
Bristol,
BS16 2EN

£595,000

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Hunters Estate Agents - Fishponds office feel privileged to offer this substantial 7 - bedroom residential investments property with outstanding potential, additional development and significant suitability for a range of buyers with both commercial, local authority and charitable interests. This significant detached property has been maintained as an investment for over 10 years with a routinely updated HMO license. This detached property is arranged over three floors with 6 letting rooms and associated Shower/wet rooms alongside a large Communal Lounge and adjoining Kitchen/Breakfast room all arranged on the ground and first floor. There is also a self-contained garden studio which could be developed for an in-house carer and/or house manager position, or alternatively a 7th letting room with separate kitchen and ensuite shower. The property has considerable grounds surrounding the property all within natural stone boundaries. There is the further advantage of granted planning permission (PP- 11561451 -Oct 2024) to enhance current facilities, add an office, utility, extra bathroom and 3 Studios to the 1st floor. The property is ideally placed along Manor Road providing walking distance access of Fishponds' popular and thriving High Street alongside Oldbury Court Estate parkland and Glenside campus, a venue for many UWE students. Hunters Exclusive - recommended viewing.



GROUND FLOOR

UPVC double glazed communal entrance door into...

COMMUNAL HALL

UPVC double glazed fixed windows to one side, feature laminate wood grain effect floor, fire alarm control panel, radiator, staircase to first floor, staircase to basement studio.

COMMUNAL LOUNGE 13'0" x 13'0"

Feature laminate wood grain effect floor, UPVC double glazed window to side, ceiling height UPVC double glazed fixed windows, two radiators, half glazed door into...

COMMUNAL KITCHEN/BREAKFAST ROOM 15'0" x 9'6"

Fitted with a range of white fronted wall, floor and drawer storage cupboards to incorporate a built in oven, inset electric hob and extractor fan above, space for fridge, freezer, dishwasher and washing machine, splashback tiling, radiator, UPVC double glazed window to rear, UPVC double glazed French doors leading onto the rear garden, access to roof void, vinyl floor covering.

LETTING ROOM 1 12'5" x 8'9"

Two UPVC double glazed sash style windows to front, feature laminate wood grain effect floor, maximum average dimension overall, radiator.

LETTING ROOM 2 12'10" x 12'4"

Maximum average overall dimension, feature laminate wood grain effect floor, UPVC double glazed sash style window to front, radiator.

LETTING ROOM 3 15'7" x 9'1"

Feature laminate wood grain effect floor, radiator, twin UPVC double glazed sash style windows to rear, radiator.

SHOWER/WET ROOM 7'2" x 7'1"

White wash basin and low level WC, fully tiled walls, vinyl floor covering, heated towel rail, fitted Mira shower, UPVC double glazed and frosted window to rear.

FIRST FLOOR LANDING

UPVC double glazed sash style window to rear, radiator, feature laminate wood grain effect floor.

LETTING ROOM 4 12'2" x 9'2"

Feature laminate wood grain effect floor, UPVC double glazed sash style window to front, radiator.

LETTING ROOM 5 12'3" x 9'5"

Feature laminate wood grain effect floor, radiator, UPVC double glazed and frosted sash style window to rear.

LETTING ROOM 6 9'10" x 8'7"

Minimum dimension excluding wardrobe recess, radiator, twin UPVC double sash style windows to front, radiator.

CLOAK ROOM 5'1" x 2'7"

White suite of low level WC and wash basin, radiator, vinyl floor covering, splashback tiling, UPVC double glazed window to side.

SHOWER ROOM 6'7" x 5'6"

White suite of pedestal wash basin and low level WC, heated towel rail, UPVC double glazed and frosted sash style window to rear, splashback tiling, fully tiled walls, vinyl floor covering, independent cubicle with a fitted Triton shower unit.

SELF CONTAINED GARDEN STUDIO

UPVC double glazed entrance door from communal garden approach into...

LETTING ROOM 7/BED SITTING ROOM 20'0" x 13'10"

Large open plan space with UPVC double glazed sash style window to front, radiator, feature laminate wood grain effect floor, radiator, door into...

EN-SUITE SHOWER ROOM 7'1" x 3'7"

White suite of low level WC and pedestal wash basin, ceiling extractor, built in cupboard, feature laminate wood grain effect floor, independant cubicle with a fitted Triton shower unit.

Internal door from letting room 7/bed sitting room

HALL

Radiator, staircase leading to the first floor, communal hall. Door into...

KITCHEN 7'0" x 5'7"

Fitted with several wall and floor storage cupboards, Ideal wall mounted gas fired boiler for domestic hot water and central heating, rolled edged working surfaces with an inset single drainer stainless steel sink unit, splash back tiling space for washing machine UPVC double glazed window to front.

EXTERIOR

The property benefits from external space on four sides with many decorative lawned areas within natural stone boundary walls alongside a work shop out building and large hardstanding space to onside of the property.


AML (Anti money laundering)


“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: C



- Substantial detached residential investment arranged over 3 floors
- 6/7 Letting rooms within an established HMO
- Self contained Garden Studio for House Manage or similar
- Popular and thriving neighbourhood
- Granted Planning permission for re-development to form 10 letting room HMO
- Communal Hall, Lounge and Kitchen/Breakfast room
- 3 Shower/Wet rooms and Cloakroom
- Nearby Fishponds High Street and Oldbury Court Estate parkland
- Close to Independent shops, cafes and restaurants
- Hunters Exclusive - Vacant - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.