



149 Bell Hill Road, St George, Bristol, BS5 7NQ

Guide Price £500,000

Hollis Morgan – A Freehold DETACHED HOUSE (2859 Sq Ft) occupying a LARGE CORNER PLOT with DEVELOPMENT POTENTIAL or large FAMILY HOME in need of BASIC UPDATING.

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THE PROPERTY

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A large Freehold double bay fronted period property with spacious accommodation (2859 Sq Ft) arranged over two floors occupying a large corner plot with various outbuildings and vehicular access from both Bell Hill Road and Brockhurst gardens.

Sold with vacant possession.

LOCATION

Bell Hill Road is located within the popular suburb of St George. Local amenities and services are all within close proximity including the vibrant Church Road which boasts an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is approximately three miles away.

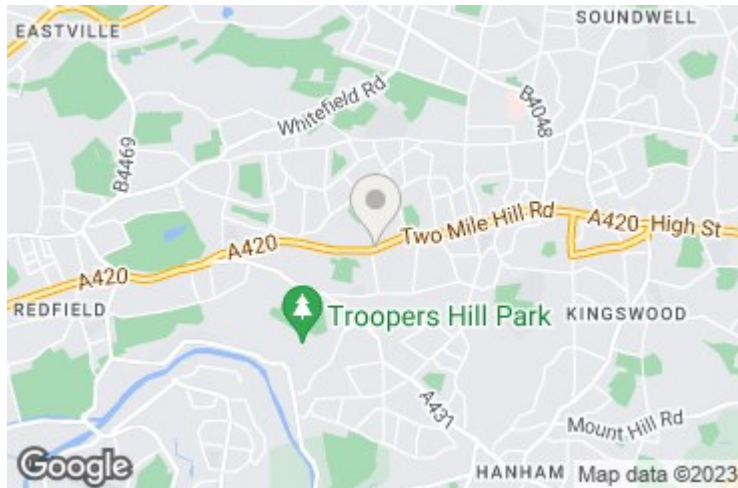
THE OPPORTUNITY

PERIOD PROPERTY ON LARGE CORNER PLOT

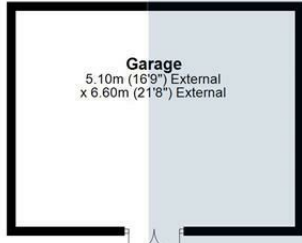
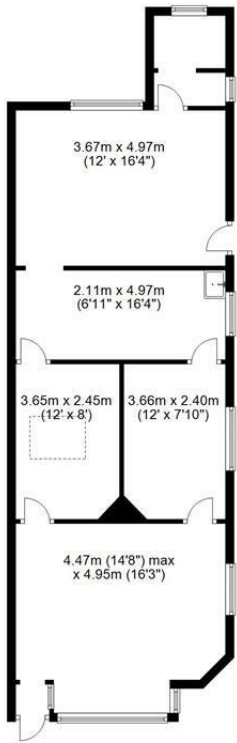
This large family home is now in need of basic updating but offers huge potential for a range of schemes including potential new build development within the plot and conversion of the existing property into flats.

No previous planning of this nature has been sought.

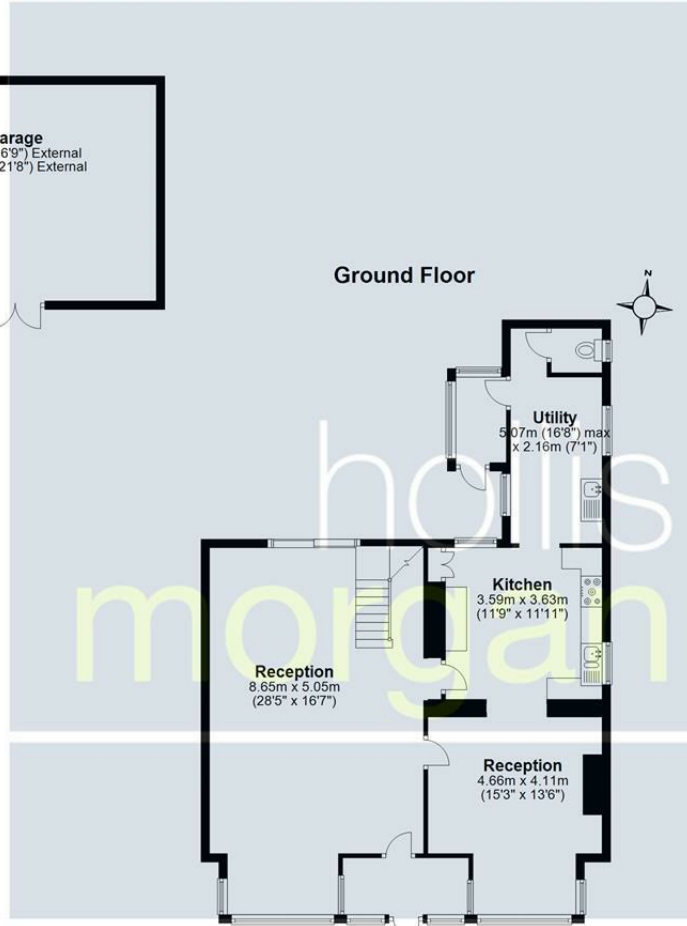
All subject to consents.



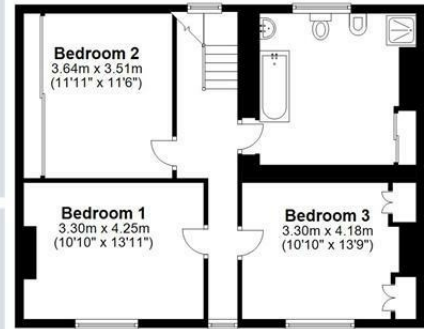
Out Buildings



Ground Floor



First Floor



Total area: approx. 265.7 sq. metres (2859.6 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(10-14) A		
(81-91) B			(15-19) B		
(69-80) C			(20-23) C		
(55-68) D			(24-27) D		
(39-54) E			(28-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-39) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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