



**122 Two Mile Hill Road, Kingswood, Bristol, BS15 1BJ**

**Guide Price £230,000**

Hollis Morgan – A Freehold BLOCK OF 2 X 1 BEDROOM FLATS ( 977 Sq Ft ) in need of BASIC UPDATING with 2 X GARAGES and BONUS LAND.

# 122 Two Mile Hill Road, Kingswood, Bristol, BS15 1BJ

## THE PROPERTY

ADDRESS | Flats 1 + 2 + Garages + Land @122 Two Mile Hill Road, Kingswood, Bristol BS15 1BJ

A Freehold end of terrace property with accommodation ( 977 Sq Ft ) arranged over two floors comprising 2 self contained 1 bedroom flats. At the rear of the property is a generous courtyard with a detached pair of garages and adjacent space suitable for additional off street parking plus a parcel of garden land behind the garages.

Sold with vacant possession.

Tenure - Freehold

Council Tax - A | A

EPC - E | F

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

Flood Risk - Please refer to the Legal Pack

## THE OPPORTUNITY

FLATS | BASIC UPDATING

Both flats have been let for many years ( vacant possession upon completion ) and would benefit from basic updating with scope for an excellent investment or break up opportunity in this popular location with superb transport links to the City. Please refer to independent rental appraisal.

## FAMILY HOME

Potential to convert the property back into a family home with parking, garages and garden.

## GARAGE BLOCK | POSSIBLE PLOT

The detached garage block has scope for an income of £200 + pcm and may have development potential for residential dwelling.

We understand no planning of this nature has been sought.

Interested parties to make their own investigations.

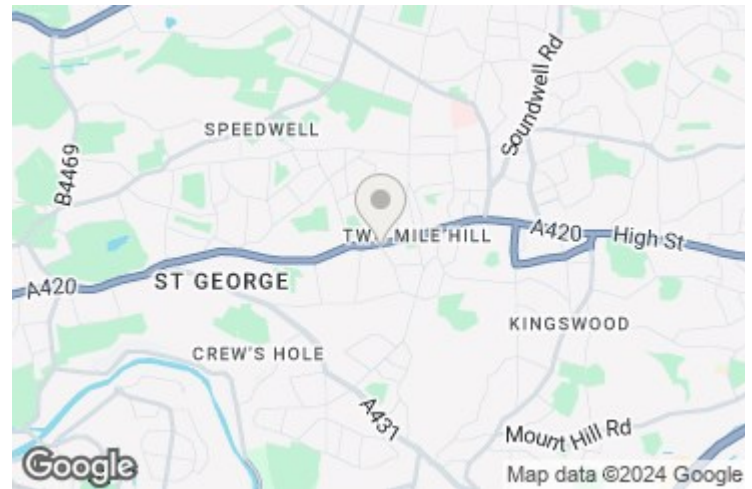
## LOCATION

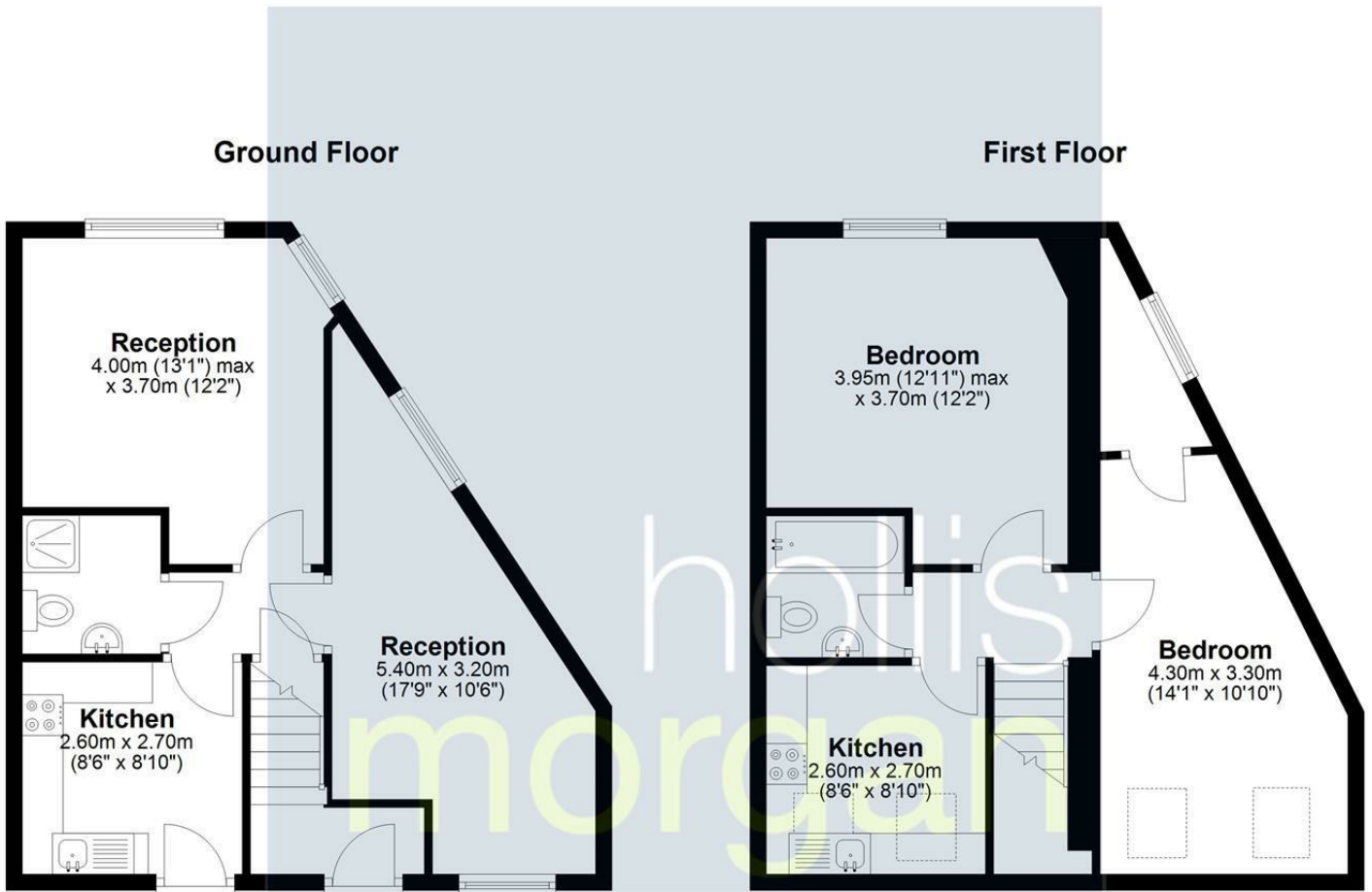
Two Mile Hill is located just a few miles East of Bristol city centre, providing easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. The housing stock in Two Mile Hill is diverse, with a range of property types, including Victorian terraces, 1930s semis, and modern apartments, there are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

## 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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this

property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Total area: approx. 90.8 sq. metres (977.7 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>High energy efficiency - lower running costs</small> <small>Decent energy efficiency - lower running costs</small> <small>Below average energy efficiency - higher running costs</small> <small>Low energy efficiency - higher running costs</small> <small>Very low energy efficiency - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Decent environmental friendliness - lower CO<sub>2</sub> emissions</small> <small>Below average environmental friendliness - higher CO<sub>2</sub> emissions</small> <small>Low environmental friendliness - higher CO<sub>2</sub> emissions</small> <small>Very low environmental friendliness - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

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