

9 Christina Terrace, Hotwells, Bristol, BS8 4QB

£550,000

Hollis Morgan - Leasehold PERIOD PROPERTY (1570 Sq Ft) arranged as 7 BED HMO | Scope for FAMILY HOME with GARDEN | Vacant Possession

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THE PROPERTY

ADDRESS | 9 Christina Terrace, Hotwells, Bristol BS8 4QB

A Leasehold mid terraced bay fronted period property occupying an elevated position with accommodation (1570 Sq Ft) arranged over 3 floors with enclosed rear garden. The property is a fully licensed 7 bedroom HMO.

Tenure - Leasehold | 1,000 years from 1893

Council Tax - Band D

EPC - D

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

7 BED HMO | £63,000 PA

The property is a fully licensed 7 bedroom HMO with scope for a rental income of £750 per room pcm.

Sold subject to the tenancy agreement provided in the legal pack.

(We understand the remaining tenant plans to vacate prior to completion)

FAMILY HOME | BASIC UPDATING

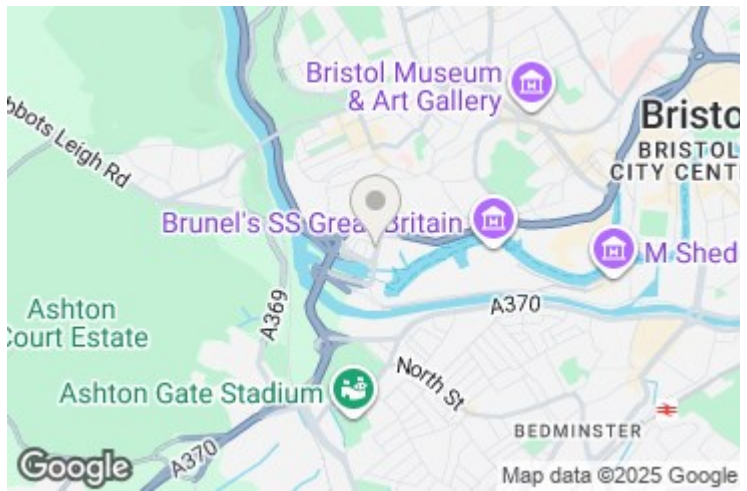
The property has been let for many years and would benefit from some basic updating but has scope for a fine family home in this sought after location close to the Harbourside, Clifton, City Centre and Southville.

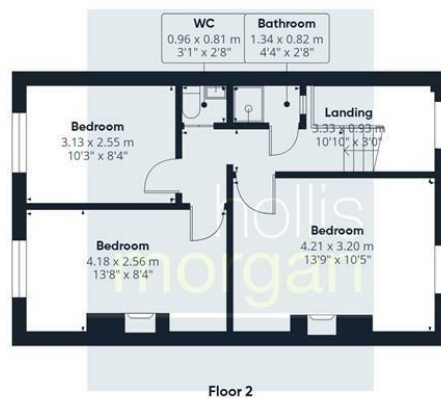
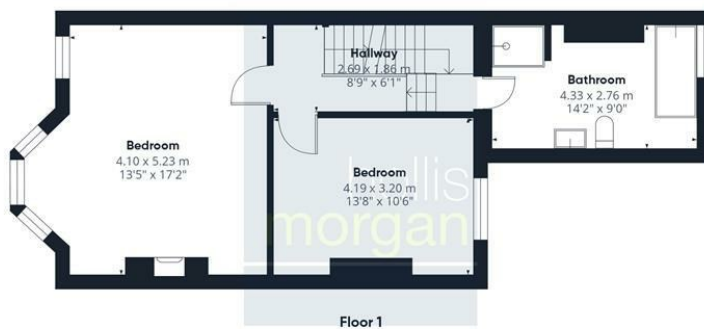
LOCATION

Hotwells with its charming mix of architecture from George Tully's Dowry Square dating from 1720 to the maritime influence of the nearby Harbourside district, Hotwells is amongst the most sought after locations in the City. Excellent amenities with independent shops, boutiques, cafes, bars and restaurants can be found in nearby Clifton Village, Whiteladies Road and the Triangle. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, The City Centre and Temple Meads.

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.





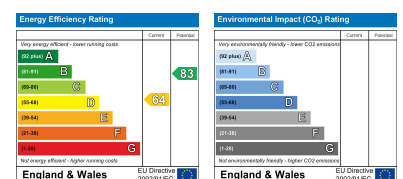
Approximate total area⁽¹⁾
 145.6 m²
 1570 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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