



21 ROSE GREEN ROAD
GREENBANK
BRISTOL
BS5 6HS
£375,000

**Tenanted until August 2026 and sold with tenants in situ.
Currently achieving £1,850 per calendar month (£22,200 per annum) This investment property is providing a healthy yield.**

Positioned within the popular area of Greenbank, only a short distance to Bristol City Centre and only a moments walk to the Bath to Bristol cycle path, this property would make the ideal property for those professionals looking to access the city.

Internally the property is presented to a good decorative standard and offers generous room proportions across all three floors. Upon entrance to the property a hallway provides access to all rooms with stairs leading to the first floor. The kitchen can be found to the front aspect, complete with numerous built in wall and base units and a selection of built in appliances. The lounge / diner spans the entire width of the property with two sets of 'French' doors leading to the rear garden. A handy storage cupboard can be found in the lounge, whilst a practical cloakroom complete the ground floor.

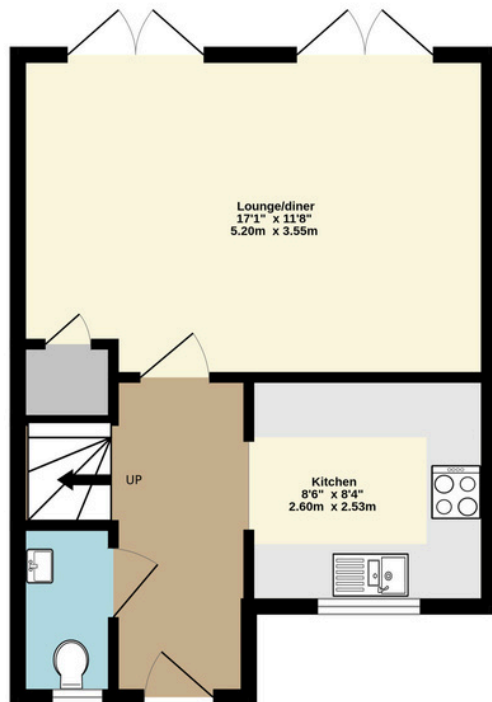
To the first floor can be found three bedrooms, two of which are generous doubles with the third being a comfortable single bedroom. The main family bathroom can be found via the landing and comprises a modern three piece white suite. The main bedroom can be found to the second floor, a lovely double room with two 'Velux' windows to the rear aspect and a large storage cupboard.

Externally the property comprises an easy maintenance rear garden, private in nature and enjoying a southerly aspect. Furthermore the property is double glazed throughout and gas central heated via a combination boiler.

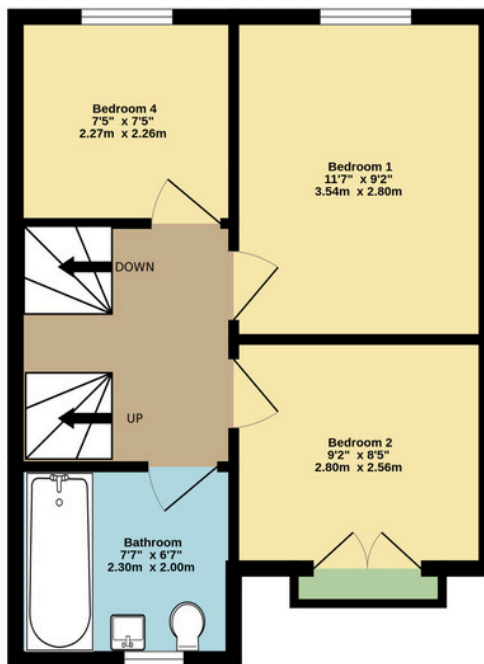




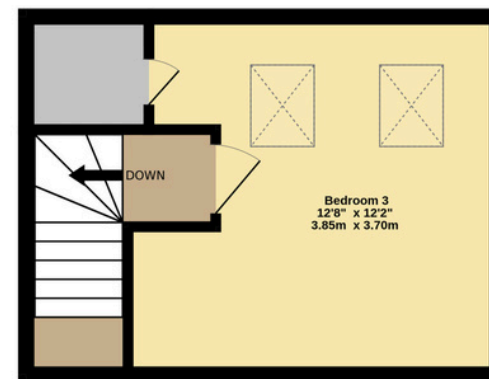
Ground Floor
369 sq.ft. (34.3 sq.m.) approx.



1st Floor
367 sq.ft. (34.1 sq.m.) approx.



2nd Floor
221 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

21 Rose Green Greenbank Road Easton BRISTOL BS5 6HS	Energy rating C	Valid until: 23 September 2031 Certificate number: 0310-2007-3010-2029-5961
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Property type	Mid-terrace house
Total floor area	93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

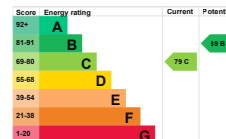
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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