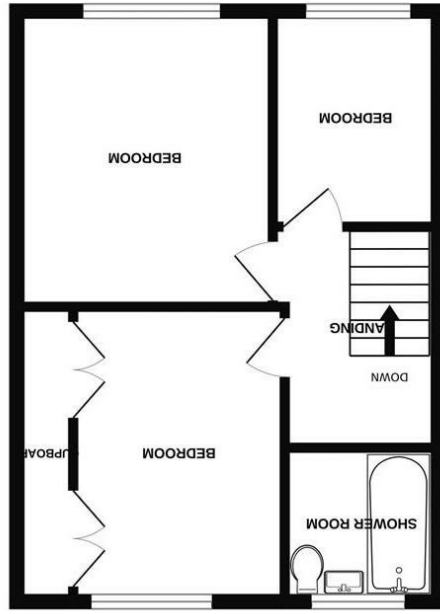


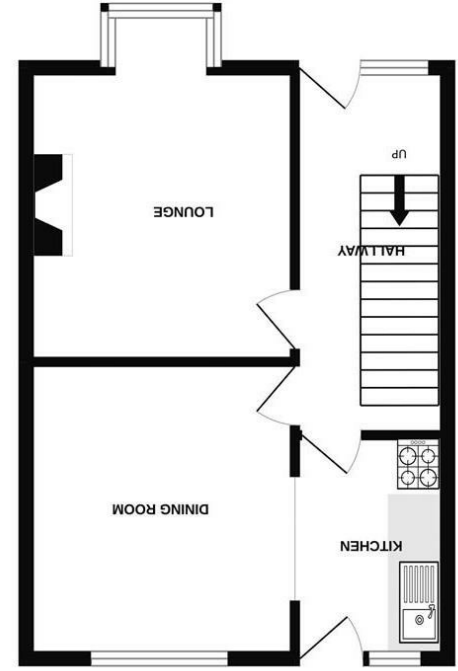
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings, fixtures or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is illustrative purposes only and should be used as such. By prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Metagix 2022

- Hallway 14'4" x 5'0" max (4.37 x 1.52 max)
- Living room 13'2" x 10'11" (4.01 x 3.33)
- Dining area 11'4" x 11'0" (3.45 x 3.35)
- Kitchen area 5'10" x 8'7" (1.78 x 2.62)
- First floor landing
- Bathroom 6'3" x 5'5" (1.91 x 1.65)
- Bedroom 2 10'1" x 11'4" (3.07 x 3.45)
- Bedroom 1 8'5" x 6'9" (2.57 x 2.06)
- Bedroom 3



1ST FLOOR



GROUND FLOOR



- Sought after locality
- Living room
- Kitchen/diner
- Three bedrooms
- Off street parking
- Enclosed rear garden
- Gas central heating
- Off street parking for two vehicles
- Licensed HMO

PROPERTY TYPE House - Terraced

BEDROOMS 3

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



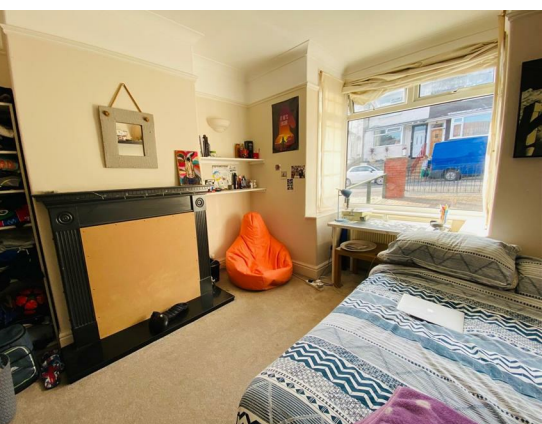
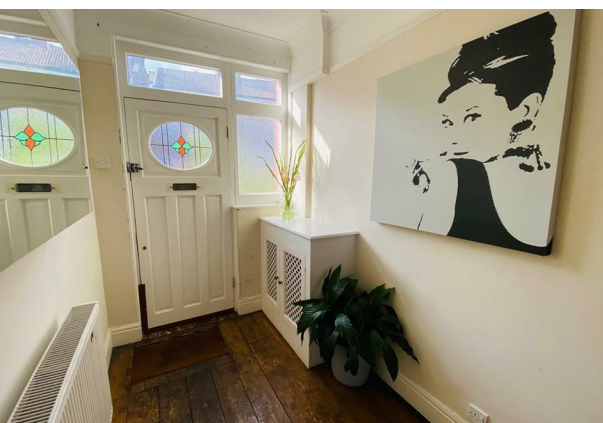
Well proportioned three bedroom home in this highly sought after locality. Traditional brick built middle terrace home with entrance hallway, living room (currently used as a bedroom) modern kitchen/diner, three bedrooms and an upstairs bathroom. With large, enclosed garden to rear, and the advantage of off street parking for two vehicles.

The house is currently let as an HMO producing an income of £25,200 per annum. The property holds a current HMO licence.



the location

Set on the edge of Windmill Hill, close to Victoria Park, this well placed home is close to the facilities of Bedminster, Southville and Knowle. Offering excellent access to Bristol city centre. There are local shops, pubs and schools, all within easy walking distance. Bristol 3.9 miles Bath 12.2 miles



Licensed HMO

just a thought...

If you hadn't considered this era of home before, think again. With three bedrooms, an unusually large garden for the area, and the advantage of parking (which is a real bonus in this area), this is a home not to be missed!