

# HUNTERS®

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**102 Tarnock Avenue, Bristol, BS14 9SB**

**£400,000**

**Property Images**





## Property Images





Ground Floor



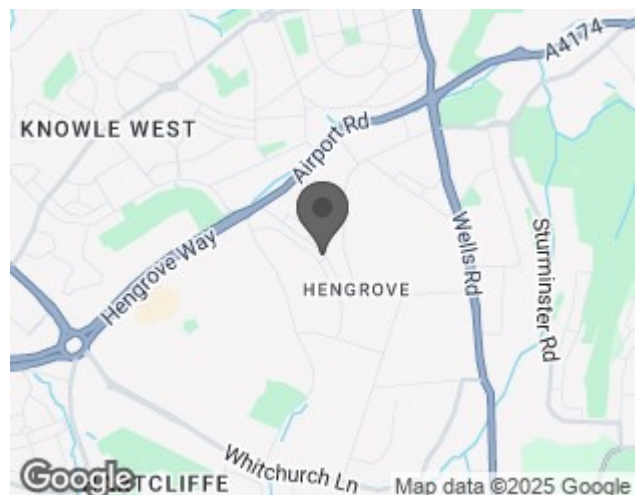
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Semi-Detached Beds: 5 Bathrooms: 2 Receptions: 1  
Tenure: Freehold

Presenting a great opportunity for investors, this five-bedroom, semi-detached residence is currently operating as a HMO and is now listed for sale. The property affords substantial internal accommodation that is well-suited to continue as a profitable investment.

As you enter the property, a welcoming hallway guides you towards a practical utility room, a shower room and one of the five bedrooms. The main hallway also leads to a well-appointed kitchen that caters to all your culinary needs. A key feature of the property is its expansive lounge/dining area located at the rear. This generously sized reception room provides ample space for relaxation and entertainment, while a conservatory off the lounge/diner offers a delightful transition space to the rear garden.

The property additionally houses four more bedrooms, distributed between the ground and first floor. The upstairs contains three of these bedrooms and is complemented by a substantial bathroom, ensuring a comfortable living environment for all residents.

The prime location of this residence further enhances its appeal. With public transport links, nearby schools, and local amenities all within close proximity, residents will enjoy convenience at their doorstep.

In summary, this semi-detached property is a lucrative investment opportunity with its five-bedroom configuration, a well-equipped kitchen, two bathrooms, a utility room, and a spacious reception area. Its excellent location adds to the desirability, making it a compelling choice for investors.

## Features

• Five Bedrooms • Semi Detached • Currently operating as a HMO • Ideal for Investors • Two Bathrooms • Utility Room • Fitted Kitchen • Lounge/Diner • Enclosed Rear Garden • HMO Currently Achieving 8% Yield