



81 BRADLEY AVENUE  
WINTERBOURNE, BRISTOL, BS36 1HJ

Auction Guide £375,000+

- SOLD PRIOR - 19 September Auction
- 6-Bedroom licenced HMO
- Fully-let producing circa £48,600 per annum
- Scope to increase rents and utilise a seventh bedroom
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SOLD PRIOR - SUBSTANTIAL 6-BEDROOM HMO WITH SCOPE TO EASILY CREATE A SEVENTH BEDROOM

#### DESCRIPTION

A substantial and extended residential investment property that is currently arranged as a licenced 6-bedroom HMO and is fully-let producing circa £48,600 per annum with potential to increase the rental income substantially following cosmetic improvements and obtaining consent for a seventh bedroom. The property already includes a seventh bedroom that is currently slightly below the minimum size for an additional HMO room but could be reconfigured to meet the minimum size requirements. The property benefits from a good-sized garden to the rear and a generous driveway to the side providing off-street parking for several vehicles. A superb investment opportunity with potential to increase the rental income substantially should consent for the seventh bedroom be obtained.

#### LOCATION

The property is situated on Bradley Avenue in Winterbourne on the northern fringes of Bristol. A range of shops and other amenities are available directly opposite the property as well as more substantially within the village centre a short walk away. Easy access is provided to the A4174 Ring Road and the M32/M4/M5 motorway network.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### GROUND FLOOR

Comprising an entrance porch, communal kitchen/living/dining room, a cloakroom, double bedroom and a rear flat with its own living area, bedroom and en-suite shower room and private garden.

#### FIRST FLOOR

Comprising four bedrooms (one currently unused) and a bathroom.

#### SECOND FLOOR

Comprising a flatlet with living area and bedroom.

#### TENANCY DETAILS

All of the rooms are let on ASTs at the following rents:

ROOM 1: £650 PCM  
ROOM 2/REAR FLAT: £750 PCM\*  
ROOM 3: £650 PCM  
ROOM 4: £550 PCM  
ROOM 5: £700 PCM  
ROOM 6/FLATLET: £750 PCM  
ROOM 7: Currently unused as slightly below minimum size of 6.51m<sup>2</sup>

\* Room 2 is offered as a discount from £875pcm as this trusted tenant also contractually performs other general household tasks (such as dealing with the rubbish, driveway/garden/hedge tidying, ad hoc small maintenance tasks, cleaning etc).

TOTAL: £48,600 PA  
Following some cosmetic works to the property and if consent for a seventh bedroom can be obtained, we would anticipate a gross market rent of circa £60,000 per annum.

#### NOTES

We have been informed by the Vendor that all furniture (excluding any owned by the tenants) and kitchen appliances are included in the sale.

#### TENURE

The property is for sale on a freehold basis, subject to the ASTs above.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D





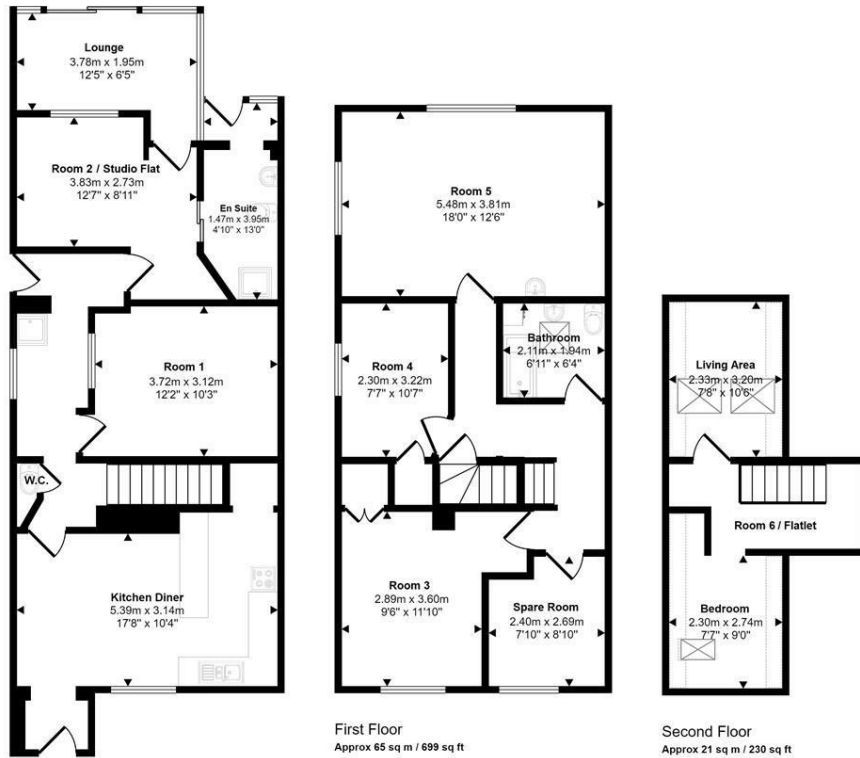


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Approx Gross Internal Area  
160 sq m / 1722 sq ft



Ground Floor  
Approx 74 sq m / 793 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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