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11 Hampstead Road, Bristol, BS4 3HL

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Offers In Excess Of £400,000

**** NO ONWARD CHAIN** INVESTMENT OPPORTUNITY**FAMILY HOME** PROBATE GRANTED****

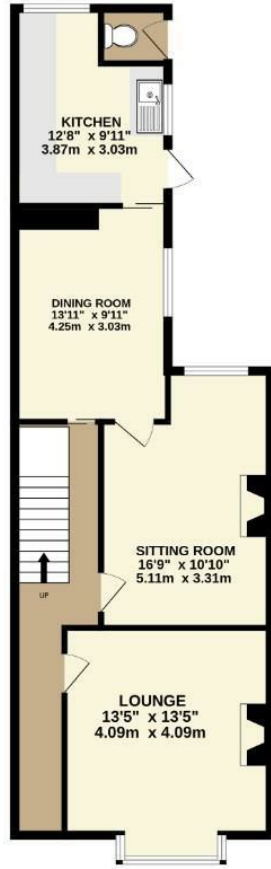
In need of full renovation, a five bedroom mid terrace Victorian home on Hampstead road in Brislington.

Hunters BS4 are delighted to bring to the market this five bedroom , mid terrace, victorian home on Hampstead Road in Brislington close to Arnos Vale Park, Sandy park road for its shops, and eateries and within walking distance of Bristol Temple Meads The property is in need of a full renovation but has ample of space and potential for home owners and investors alike. With its large garden and set over three storeys this is one not to be missed.

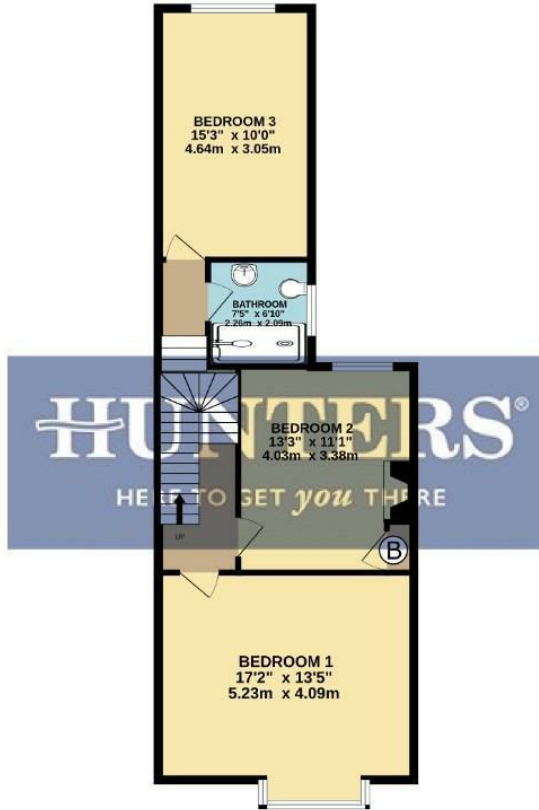
The property itself comprises of and entrance vestibule, entrance hall, lounge, sitting room, dining room and kitchen to the ground floor. On the 1st floor you will find three double bedrooms and shower room. On the 2nd floor is a further two bedrooms. Further benefits include gas central heating via a combination boiler , a large rear back garden and a garage. Further more the property is offered with No Onward Chain. To arrange your internal viewing call us today on 0117 9723948

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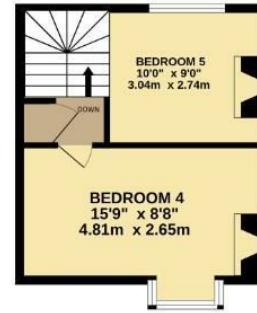
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.

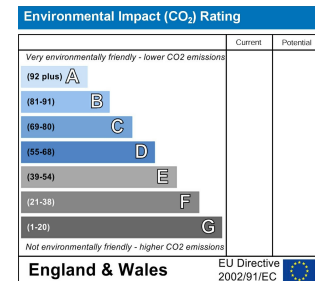
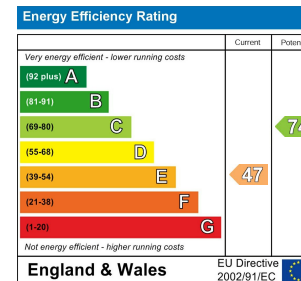


2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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Entrance Hall

Lounge
13'2" x 13'5"

Sitting Room
10'10" x 16'9"

Dining Room
9'11" x 13'11"

Kitchen
9'11" x 12'8"

Landing

Bedroom One
17'1" x 13'5"

Bedroom Two
11'1" x 13'2"

Bedroom Three
9'10" x 15'2"

Shower Room
7'4" x 6'10"

2nd Floor Landing

Bedroom Four
15'11" x 8'8"

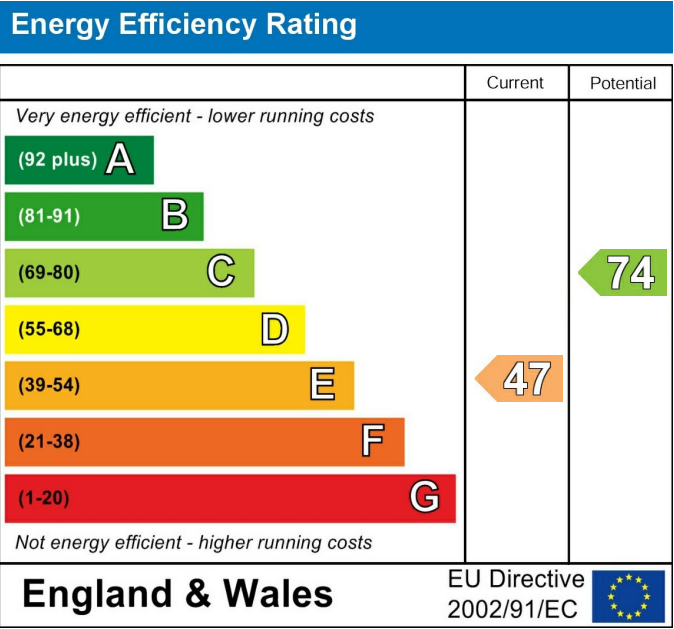
Bedroom Five
9'11" x 8'11"

Rear Garden

Garage

Nearby Arnos Vale Park

Yield
An estimated Yield of 6.42, worked out an estimated £750 per month per room- House value of £650,000 once renovated



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









