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CARDIFF

VALE

CAERPHILLY

BRISTOL

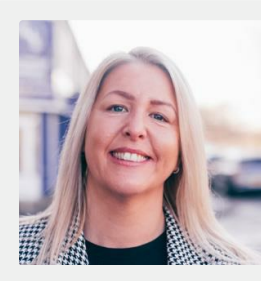


Bartholomews Square

HORFIELD

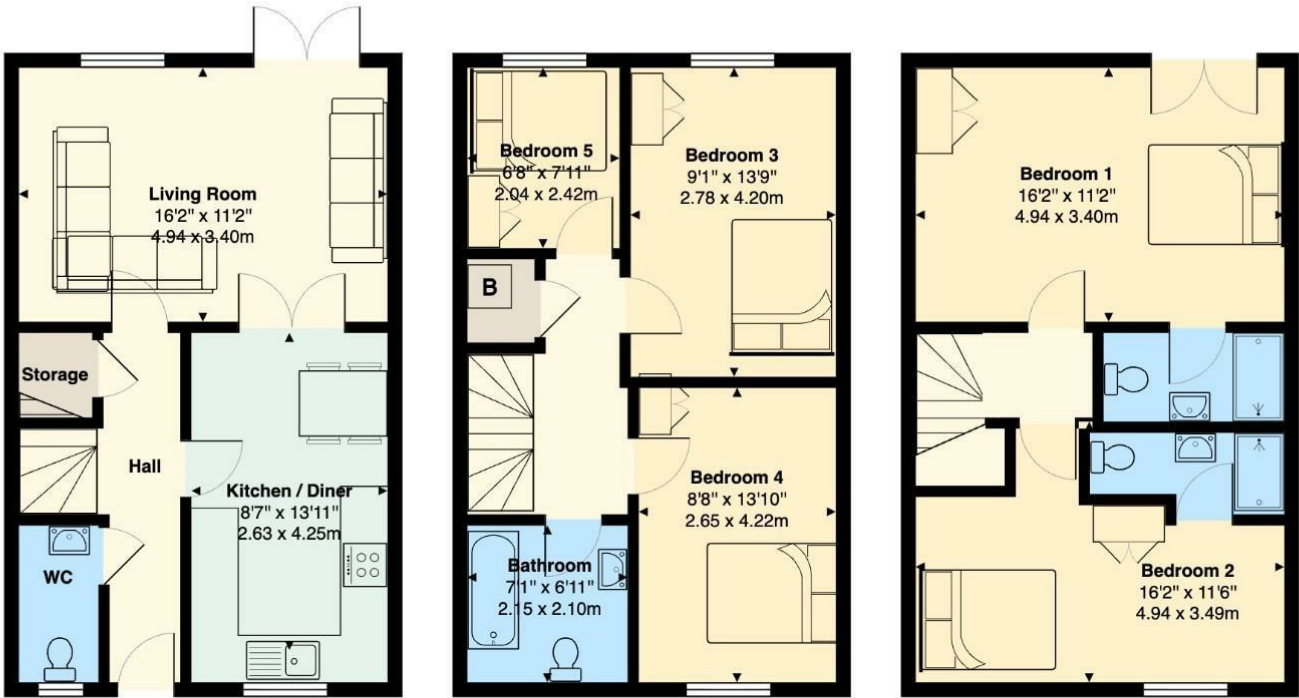


Comments by Ms Olivia Melville-Brown



Property Specialist
Ms Olivia Melville-Brown
Branch manager

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Bartholomews Square, Horfield, Bristol, BS7 0QB

Total Area: 1314 ft² ... 122.1 m²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Bartholomews

Horfield, Bristol, BS7 0QB

Asking Price

£475,000

 5 Bedroom(s)

 3 Bathroom(s)

 1314.00 sq ft



Contact our

Property Outlet Branch

0117 935 4565

Situated in the popular location of Bartholomews Square, this splendid five-bedroom townhouse offers a perfect blend of comfort and convenience. With a spacious reception room, this home is ideal for both relaxation and entertaining guests. The property boasts three well-appointed bathrooms, including an en-suite shower room, ensuring ample facilities for family and visitors alike.

The house is equipped with modern amenities, featuring gas central heating and double glazing, which provide warmth and energy efficiency throughout the year. The rear garden presents a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings.

Situated in a prime location, this property offers excellent access to transport links, making it particularly convenient for those associated with the University of the West of England (UWE). Whether you are looking for a family home or a property with investment potential, this townhouse is a remarkable opportunity not to be missed. Embrace the charm of Bristol living in this elegant residence.

This proeprty furtehr benefits a HMO licence and has been previously rented at £3,000 per month / £36k per annum - 6.9% yield



Entrance Hallway 16'5" x 7'2" (5.01m x 2.20m)	To the second floor
Downstairs WC 3'6" x 6'4" (1.07m x 1.94m)	Master Bedroom 16'3" x 11'10" (4.97m x 3.62m)
Open plan living 11'1" x 16'3" (3.40m x 4.96m)	Ensuite 9'1" x 4'0" (2.79m x 1.22)
Kitchen 13'10" x 8'7" (4.23m x 2.63m)	Bedroom Two 11'2" x 16'3" (3.42m x 4.96m)
To the first floor	Ensuite 8'3" x 3'10" (2.52m x 1.19)
Bedroom Three 13'10" x 8'8" (4.22m x 2.65m)	Garden
Bedroom Four 13'9" x 9'1" (4.2m x 2.78m)	Tenure
Bedroom Five 7'11" x 6'9" (2.42m x 2.07m)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Family Bathroom 6'3" x 7'2" (1.92m x 2.19m)	Council Tax
Storage cupboard 3'8" x 2'10" (1.14m x 0.88m)	Band - C
Houses boiler	Additional Information
	The property has been previously rented at £3,650 per month / £43,800k per annum -8.76% yield Boiler was installed approx. 5 years ago

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

