



**Connells**

Hayward Road  
Barton Hill Bristol



Hayward Road  
Barton Hill Bristol BS5 9PY

for sale guide price  
**£675,000**



## Property Description

This substantial end-terrace property, originally constructed as two mid-terrace houses, has since been converted into four self-contained flats, offering fantastic potential for investors seeking a multi-unit property.

The layout is as follows:

- o Flat 1 (Ground Floor): A spacious one-bedroom flat featuring a generous kitchen/lounge area, bedroom, and bathroom.

- o Flat 2 (Ground Floor): Another one-bedroom flat with a well-sized kitchen/lounge area, bedroom, and bathroom.

- o Flat 3 (Upper Level): A one-bedroom flat with a bright and airy kitchen/lounge space, bedroom, and bathroom.

- o Flat 4 (First Floor): A larger two-bedroom flat, offering a spacious kitchen/lounge, two well-sized bedrooms, and a bathroom.

The three one-bedroom apartments are currently renting for between £700 and £800 per calendar month, however, we believe there is potential to achieve a higher rental income.

Currently, the property produces an income of £27,000 per annum, with the potential to increase to approximately £36,000 per annum. This makes it an ideal opportunity for investors looking to maximise rental returns.

Location Benefits:

The property is situated on Hayward Road in Redfield, a vibrant and thriving area of Bristol known for its strong sense of community. Just a short walk away, Church Road offers a wide range of local amenities, including cafes, independent shops, supermarkets, and

popular eateries. St. George's Park, with its beautiful green spaces and recreational facilities.

## Flat 1 Ground Floor

### Open Plan Living Area

18' 2" x 14' 9" ( 5.54m x 4.50m )

### Bedroom

11' 11" x 9' 6" ( 3.63m x 2.90m )

### Bathroom

## Flat 2 Ground Floor

### Open Plan Living Area

18' 6" x 14' 11" ( 5.64m x 4.55m )

### Bedroom

12' 9" x 9' 6" ( 3.89m x 2.90m )

### Bathroom

## Flat 3 First Floor

### Open Plan Living Area

14' 10" x 12' 10" ( 4.52m x 3.91m )

### Bedroom

10' 2" x 6' 4" ( 3.10m x 1.93m )

### Bathroom

## Flat 4 First Floor

### Open Plan Living Area

15' 3" x 14' 9" ( 4.65m x 4.50m )

## Bedroom One

11' 1" x 8' 10" ( 3.38m x 2.69m )

## Bedroom Two

10' 4" x 6' 5" ( 3.15m x 1.96m )

## Bathroom

## Agents Note

Please be advised that the floorplan and room dimensions are intended as a guide only as they have been provided by a third party and we have not as yet been able to personally verify all details. The vendor is selling the Freehold title which contains four flats which are not held under leasehold titles. We understand that an associated title confirms a perpetual 'rent charge' arrangement. Please seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved.

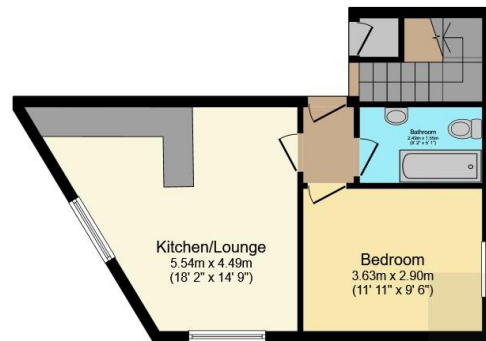




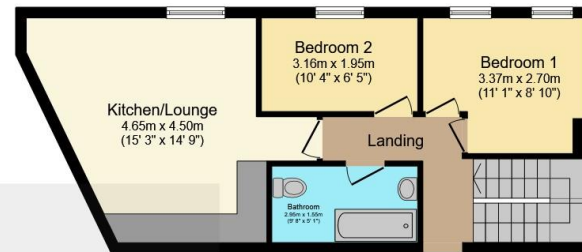




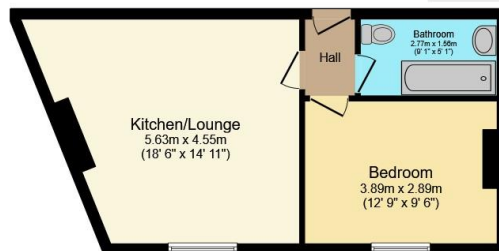




**Flat 1 Ground Floor**



**Flat 4 First Floor**



**Flat 2 Ground Floor**



**Flat 3 Upper Level**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**view this property online** [connells.co.uk/Property/KWD310226](http://connells.co.uk/Property/KWD310226)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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