



Kingsdown | Guide Price £745,000

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# 22 Highbury Villas, Kingsdown, Bristol, BS2 8BY

- Currently Producing a Rent of £45,600 per annum
- Opportunity To Uplift Rent
- Potential To Revert To a Family Home
- Georgian Townhouse
- Tucked Away Kingsdown Location

Dating from the 1850s and set in an attractive Georgian terrace in a tucked away position in Kingsdown this townhouse is currently let as a licensed HMO to 6 students until 30th June 2025 at a rental figure of £45,600. The property is not listed and offers scope for a wide range of buyers.

The house has potential to continue use as a ongoing rental proposition or be returned to use as a single family dwelling (subject to the tenancy contract). Accommodation is arranged over 4 floors and primarily consists of a room to the front and rear of a central staircase with ancillary rooms on the lower two floors. The six letting rooms are all good sized double bedrooms around the 150 sq/ft size. They are serviced by a kitchen with adjoining living room. A utility room, bathroom and shower room.

There is potential to return the house to family occupation. It has flexibility for a number of configurations but could potentially provide up to five bedrooms, two reception rooms, kitchen and two bathrooms. It is then a comfortable home in a tucked away position within a few minutes' walk of the university, hospitals and BBC buildings.







A good size garden sits to the front of the property and enjoys a South Westerly aspect. The rear has a small lightwell and door opening onto the rear lane between the two rows of houses that form Highbury Villas.

The house has a HMO licence from Bristol City Council for 6 occupants with a renewal date of 8/8/2029.

The roof is fitted with 20 solar panels producing a maximum output of 3.7kw which amounts to approximately £1500 per annum.



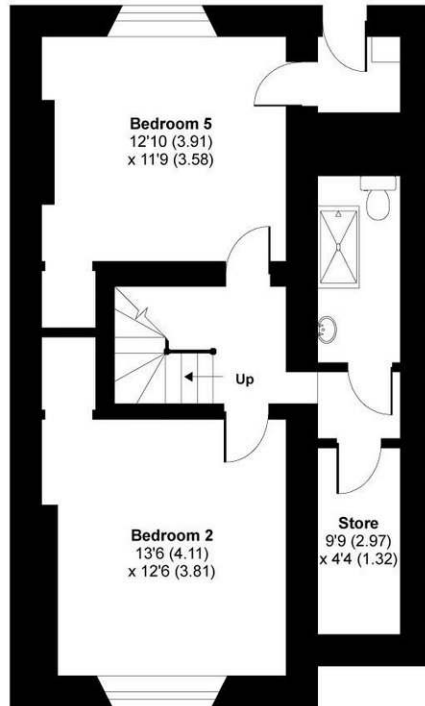
Energy Performance Certificate  
Rating TBC



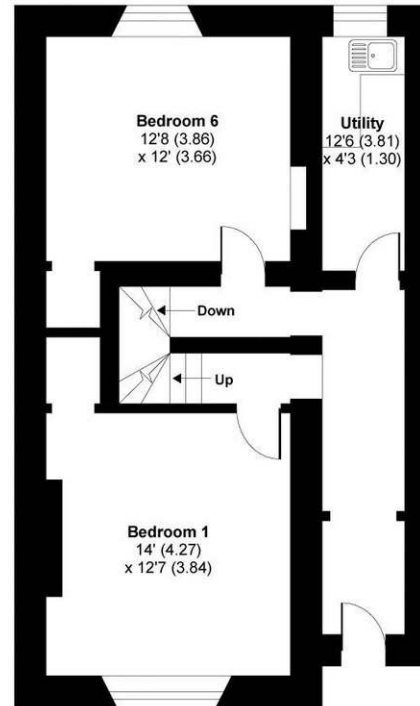
# Highbury Villas, Bristol, BS2

Approximate Area = 2110 sq ft / 196 sq m

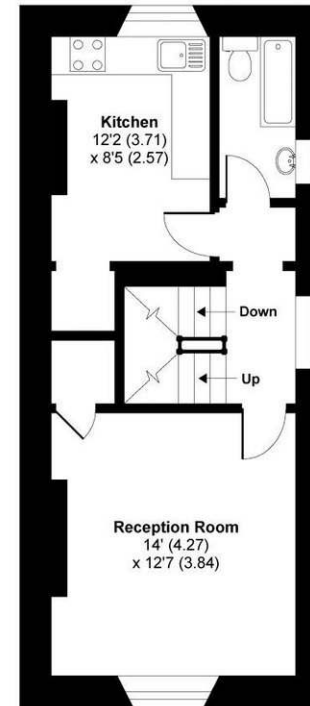
For identification only - Not to scale



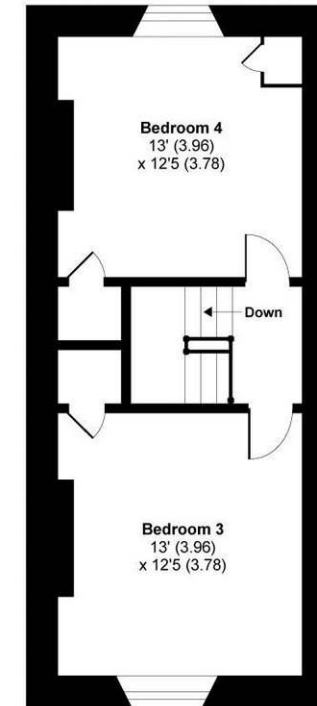
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Leese & Nagle. REF: 739727



**Disclaimer:** The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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