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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Court Road*

HORFIELD



*This property has been a great investment for us over the years*

Comments by Ms Ashton Jones



**Property Specialist**  
**Ms Ashton Jones**  
Branch manager  
[a.jones@thepropertyoutlet.com](mailto:a.jones@thepropertyoutlet.com)



*In summary, this end terraced house on Court Road is a ideal find, If you are looking to invest and update, this property is well worth your consideration.*

Comments by the Homeowner



Court Road, Horfield, Bristol, BS7 0BU

Total Area: 113.4 m² ... 1221 ft²

All measurements are approximate and for display purposes only





# Court Road

*Horfield, Bristol, BS7 0BU*

Offers In The Region Of

**£450,000**



5 Bedroom(s)



1 Bathroom(s)



1215.88 sq ft



Contact our  
***Property Outlet Branch***

0117 935 4565

This property currently has tenants in situ paying £3000pcm , £36,000 PA and is sold as seen. Investors please speak to our lettings department regarding the rental this could achieve with some additional work being complete.

The current yield for this property is 8%

Located on Court Road in Bristol, this terraced house presents an excellent opportunity for investors. Boasting two generous reception rooms (both bedrooms), this property offers ample space for tenants. The three well-proportioned bedrooms upstairs provide comfortable living quarters for tenants.

Situated in a popular area of Bristol, the property holds great promise for those considering a buy-to-let investment, given the demand for rental properties in this vibrant community.

In summary, this end terraced house on Court Road is a ideal find, If you are looking to invest and update, this property is well worth your consideration.



Living Room / Bedroom 11'8" x 13'11" (3.58 x 4.25)

Garden

Reception room / bedroom 9'9" x 12'7" (2.98 x 3.84)

Living room / Diner 9'4" x 15'8" (2.86 x 4.78)

KItchen 9'4" x 10'9" (2.85 x 3.34)

Bedroom 15'7" x 14'0" (4.75 x 4.28)

Bedroom 9'6" x 12'7" (2.92 x 3.84)

Bedroom 9'3" x 12'9" (2.82 x 3.90)

Shower Room 6'4" x 6'9" (1.95 x 2.08)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

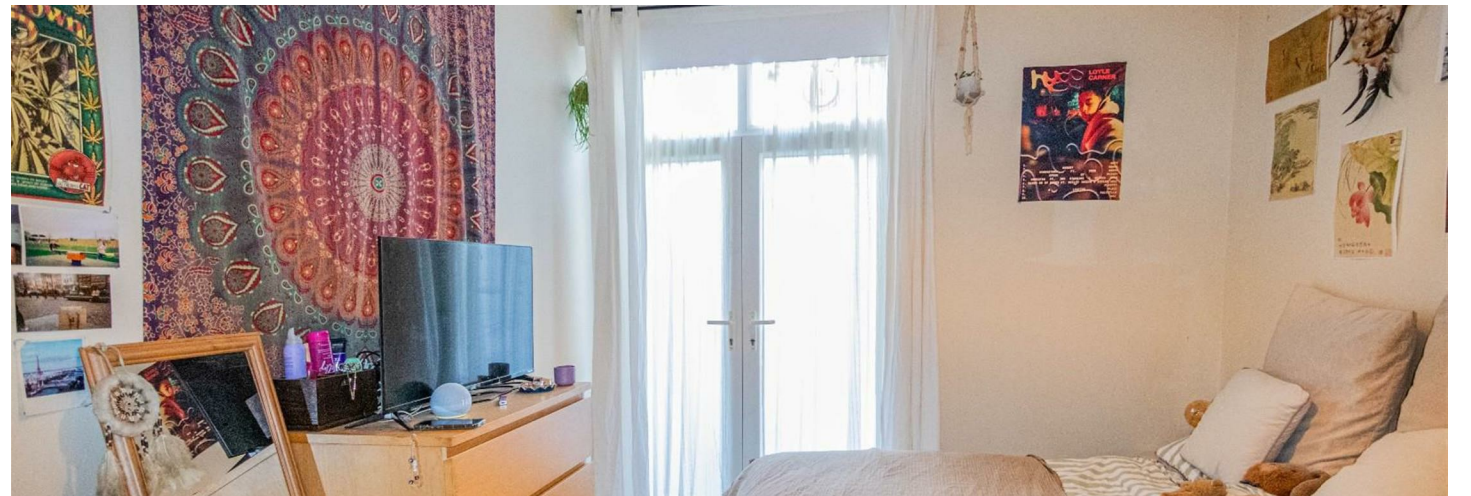
Band C

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





| Energy Efficiency Rating                    |               |                                                                                     |
|---------------------------------------------|---------------|-------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                           |
| Very energy efficient - lower running costs |               |                                                                                     |
| (92 plus) <b>A</b>                          | <div>52</div> | <div>77</div>                                                                       |
| (81-91) <b>B</b>                            |               |                                                                                     |
| (69-80) <b>C</b>                            |               |                                                                                     |
| (55-68) <b>D</b>                            |               |                                                                                     |
| (39-54) <b>E</b>                            |               |                                                                                     |
| (21-38) <b>F</b>                            |               |                                                                                     |
| (1-20) <b>G</b>                             |               |                                                                                     |
| Not energy efficient - higher running costs |               |                                                                                     |
| England & Wales                             |               | EU Directive<br>2002/91/EC                                                          |
|                                             |               |  |

