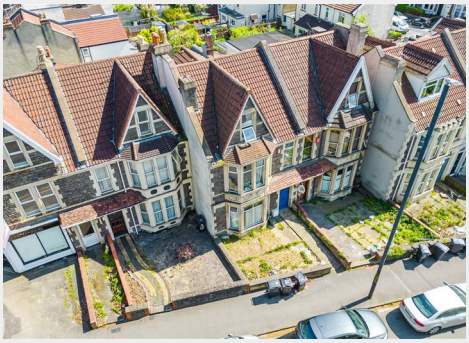
615 Gloucester Road, Horfield, Bristol, BS7 0BJ

Asking Price £500,000













- 8 BED HMO INVESTMENT
- FREEHOLD PERIOD HOUSE
- SCOPE FOR BASIC UPDATING
- POTENTIAL £72,000 PA INCOME
- SOLD SUBJECT TO EXISTING TENANCIES
- 1776 SQ FT
- PERIOD PROPERTY
- OVERLOOKING HORFIELD COMMON
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS

Hollis Morgan – A Freehold PERIOD PROPERTY (1776 Sq Ft) arranged as 8 BED LICENSED HMO with scope for at £72,000 INCOME PA | Scope for BASIC UPDATING.

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Accommodation

THE PROPERTY

An imposing mid terraced bay fronted Freehold period property with accommodation (1776 Sq Ft) arranged over 3 floors with enclosed rear garden in this prime location on the Gloucester Road overlooking Horfield Common.
The property is arranged as a fully licensed 8 bedroom HMO with 3 bathrooms and a generous communal kitchen diner.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - D
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY

HMO INVESTMENT | BASIC UPDATING | POTENTIAL FOR £72,000 pa

The property has been let for many years as a fully licensed 8 bedroom HMO and there is now scope for basic updating to increase the rent to £72,000 pa.
Currently let to 6 students and 2 professionals on a single AST contract from 3rd August 2026 for £38,400 pa / £3,200 pcm (excluding bills)

Please note the current rent is well below market rent and there is huge potential to increase the income to £750 per room pcm | £6,000 pcm | £72,000 pa once works are completed.

Interested parties may also consider renting as a professional HMO with scope to improve the communal kitchen / living space and create en suite bathrooms.
All subject to gaining the necessary consents.

FAMILY HOME

The property overlooks Horfield Common and has scope for a fine family home in this sought after location close to local shops and schools.

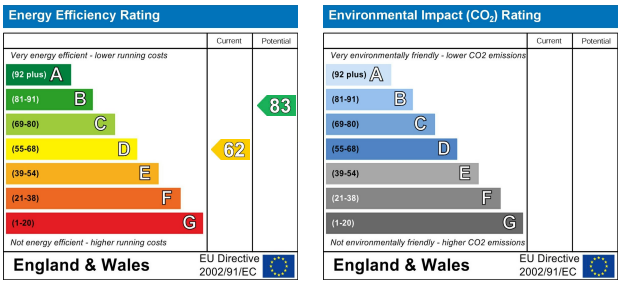
LOCATION

The property is located on the Gloucester Road is located within the popular suburb of Horfield. Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away plus Bristol City Centre is approximately five miles away and Southmead hopsital is within walking distance.
Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst Gloucester Road North has a regular bus service to the City Centre.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact. Please refer to our website for further details.