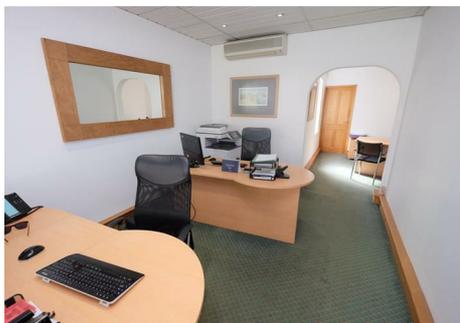




0117 973 6565
 www.hollismorgan.co.uk
 post@hollismorgan.co.uk

hollis
 morgan
 auction



109 Sandy Park Road, Brislington, Bristol, BS4 3PG

Auction Guide Price £295,000 +++

Hollis Morgan – A Freehold PERIOD PROPERTY (1241 Sq Ft) most recently occupied as offices with SCOPE FOR 3 BED FAMILY HOME (stc) now in need of BASIC UPDATING.

109 Sandy Park Road, Brislington, Bristol, BS4 3PG

THE PROPERTY

ADDRESS | 109 Sandy Park Road, Brislington, Bristol BS4 3PG

A Freehold mid terraced property (1241 Sq Ft) with accommodation over two floors and generous south facing enclosed rear garden.

We understand the property was originally a family home but has been used as estate agents offices for many years.

Sold with vacant possession.

LOCATION

The property is located on the vibrant Sandy Park High Street within the popular suburb of Brislington. Local amenities and services are all within close proximity including convenience stores, cafes, bars and restaurants. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

FAMILY HOME FOR BASIC UPDATING

The property would make a fine 3 bedroom family home with south facing garden.

Subject to change of use and basic updating.

SCOPE FOR ATTIC CONVERSION | 5 BED HMO

Interested parties should note similar properties have converted the attic to create further accommodation such as 5 bedroom HMO.

COMMERCIAL USE

The property could continue as commercial use - most recently occupied as estate agents offices.

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

109, Sandy Park Road – (as a family home) £1800pcm - £2000pcm. £700pcm+ per room as a HMO

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

USEFUL INFORMATION

Tenure- Freehold

EPC- D

Council Tax Band- Exempt

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, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.