



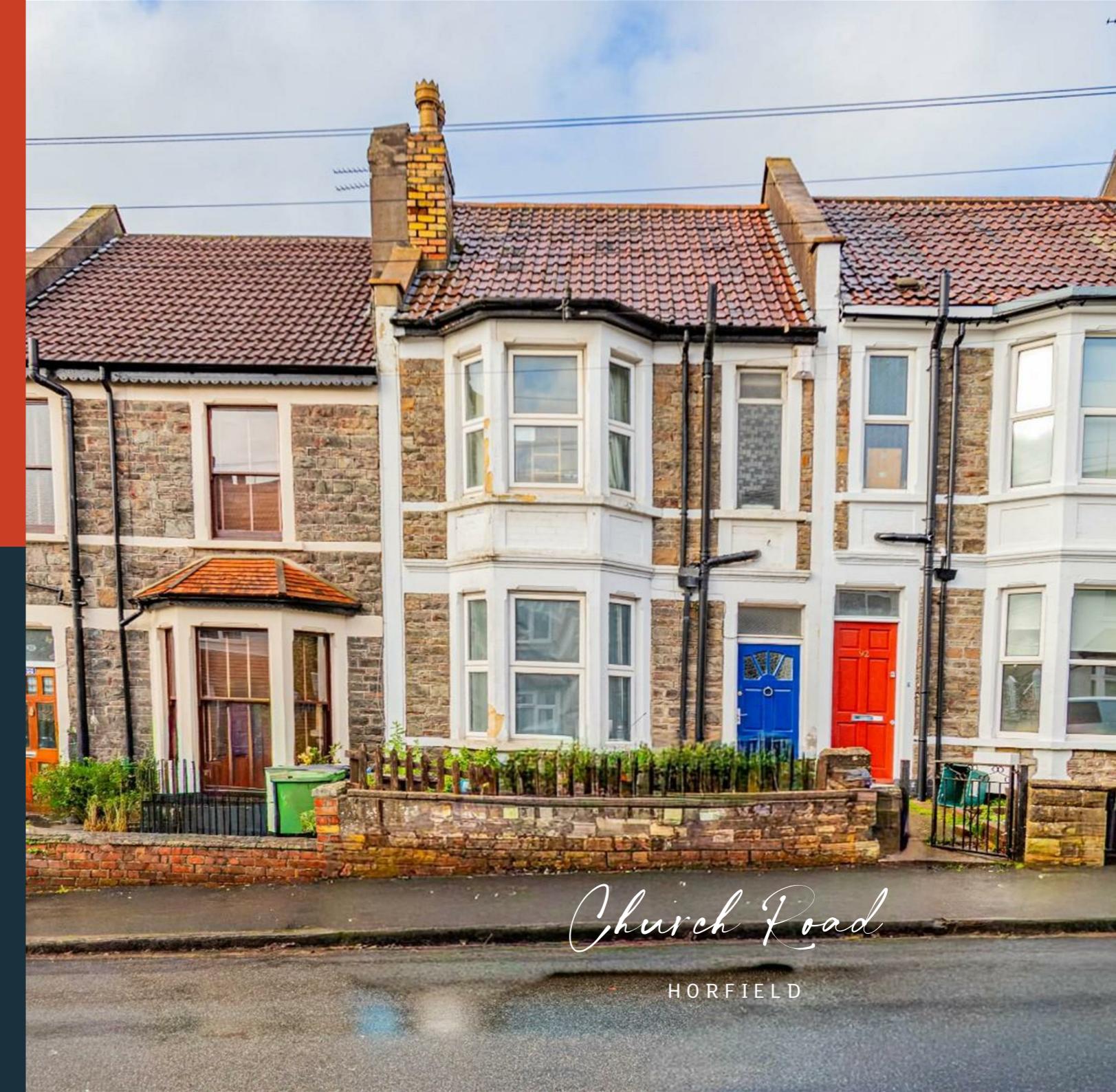
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CARDIFF

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*Church Road*

HORFIELD



*This property has been a fantastic investment for us over many years*

Comments by Ms Ashton Jones



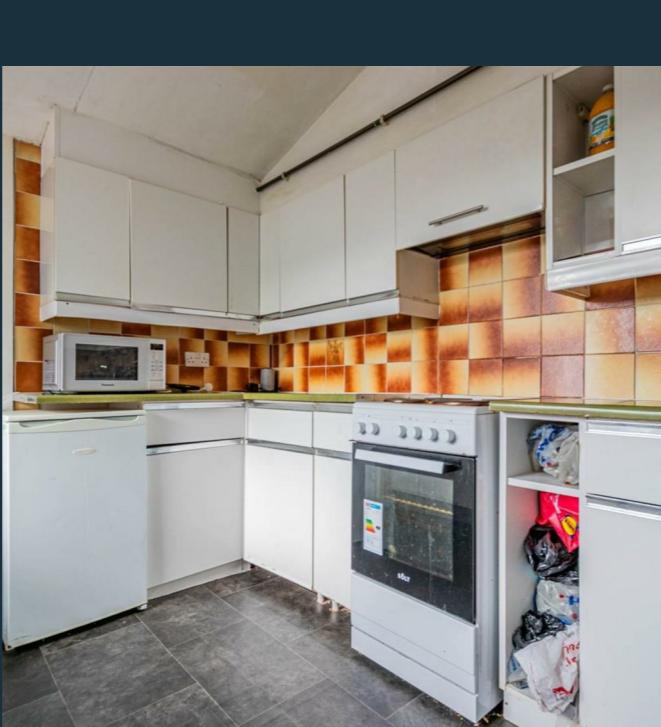
**Property Specialist**  
**Ms Ashton Jones**  
Branch manager

a.jones@thepropertyoutlet.com



*In summary, this terraced house on Church Road is a fantastic home with significant potential.*

Comments by the Homeowner



90, Church Road, Horfield, Bristol, BS7 8SE  
Total Area: 116.0 m<sup>2</sup> ... 1248 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.





Entrance Hall

Reception Room / Bedroom Five 12'3" x 14'11" (3.75 x 4.56)

Living Room/ Bedroom Four 10'4" x 12'9" (3.16 x 3.91)

Living room / Dining room 9'3" x14'5" (2.83 x4.40)

Kitchen 9'3" x 10'2" (2.83 x 3.10)

To the first floor

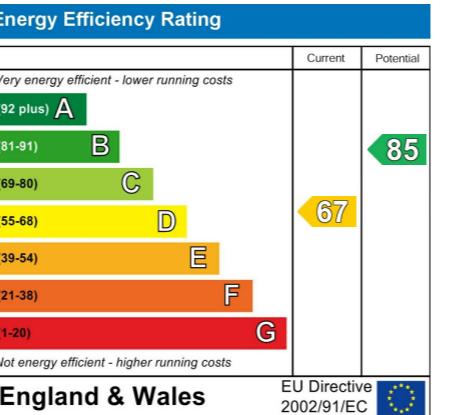
Bedroom One 10'4" x 11'8" (3.17 x 3.57)

Bedroom Two 10'4" x 12'9" (3.17 x 3.91)

Bath / Shower Room & W/C 5'1" x 7'10" (1.57 x 2.41)

Bedroom Three 9'3" x 10'2" (2.83 x 3.11)

Rear Garden



# Church Road

Horfield, Bristol, BS7 8SE

Offers In The Region Of

£410,000



4 Bedroom(s)



1 Bathroom(s)



1248.00 sq ft



Contact our  
**Property Outlet Branch**

0117 935 4565

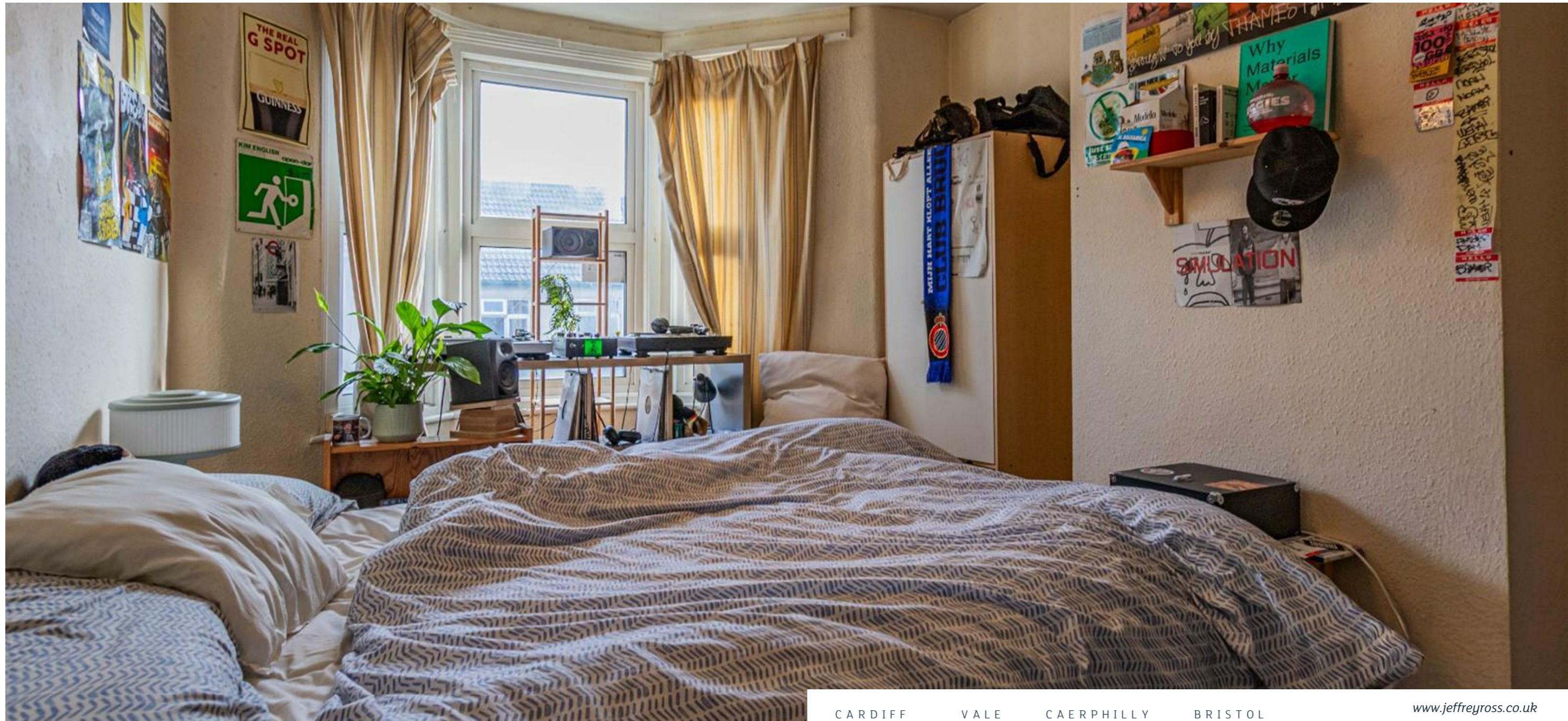
This property currently has tenants in situ paying £2,400pcm , £28,800 PA for a long term period and is sold as seen. Investors please speak to our lettings department regarding the rental this could achieve with some additional work being complete.

The current yield for this property is nearly 7%

Situated on Church Road in the charming area of Horfield, Bristol, this delightful terraced house presents an excellent opportunity for investment. Spanning an impressive 1,248 square feet, the property boasts a spacious layout that is perfect for modern living. The house features two inviting reception rooms (downstairs bedrooms), With three well-proportioned bedroom upstairs. The potential for further enhancement is evident, making it an attractive investment opportunity for those looking to add value.

Situated in a good location, the property benefits from easy access to local amenities, schools, and transport links and university's making it ideal for families and commuters alike. The surrounding area is known for its community spirit and vibrant atmosphere, ensuring a welcoming environment for all.

In summary, this terraced house on Church Road is a fantastic home with significant potential.



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