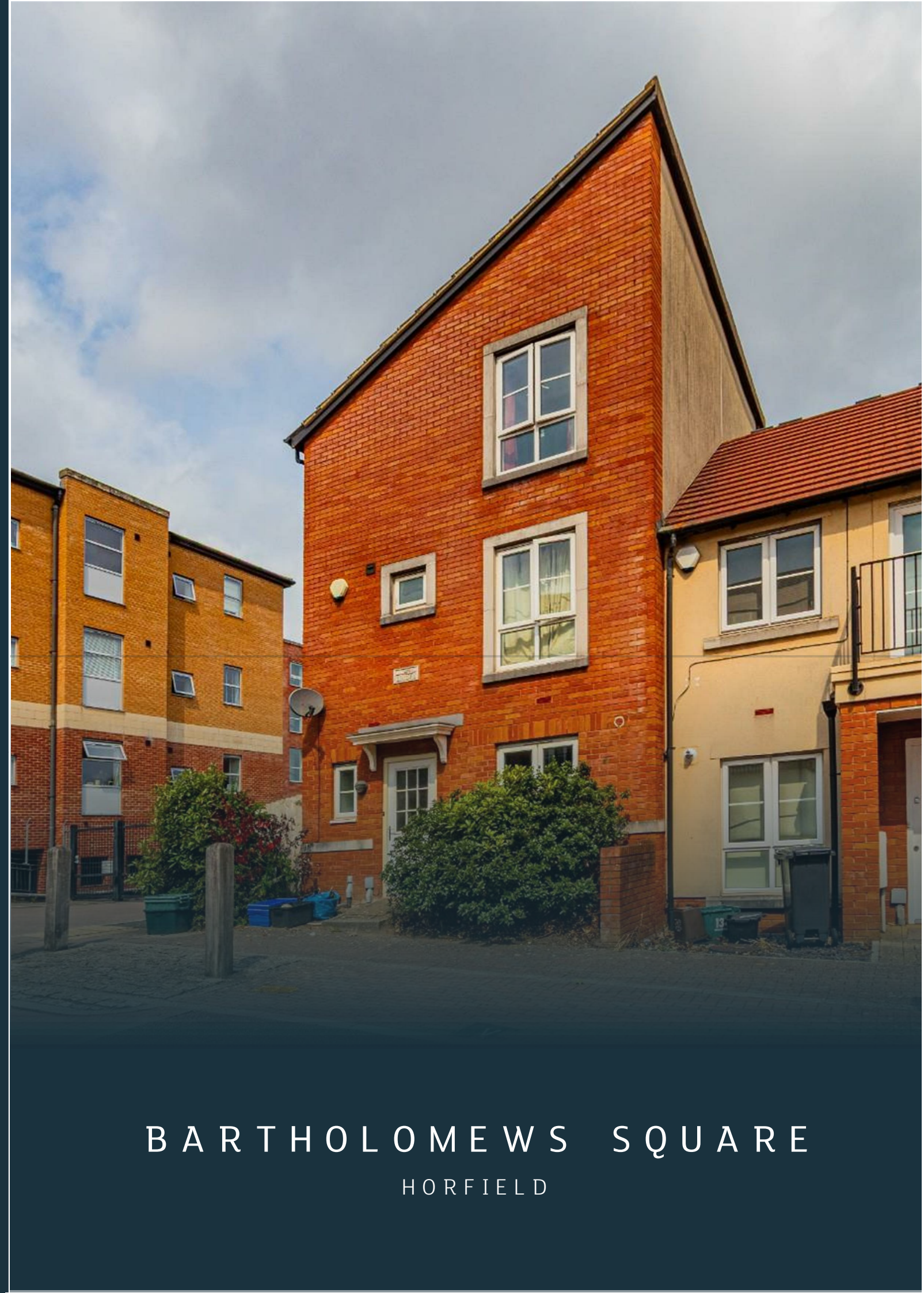


*Proud to be
Independent &
Family Run*

JeffreyRoss
& THE PROPERTY OUTLET



BARTHOLOMEWS SQUARE
HORFIELD



ENTRANCE HALLWAY
5.01m x 2.20m (16'5" x 7'2")

DOWNSTAIRS WC
1.07m x 1.94m (3'6" x 6'4")

OPEN PLAN LIVING
3.40m x 4.96m (11'1" x 16'3")

KITCHEN
4.23m x 2.63m (13'10" x 8'7")

TO THE FIRST FLOOR

BEDROOM THREE
4.22m x 2.65m (13'10" x 8'8")

BEDROOM FOUR
4.2m x 2.78m (13'9" x 9'1")

BEDROOM FIVE
2.42m x 2.07m (7'11" x 6'9")

FAMILY BATHROOM
1.92m x 2.19m (6'3" x 7'2")

STORAGE CUPBOARD
1.14m x 0.88m (3'8" x 2'10")
Houses boiler

TO THE SECOND FLOOR

MASTER BEDROOM
4.97m x 3.62m (16'3" x 11'10")

ENSUITE
2.79m x 1.22 (9'1" x 4'0")

BEDROOM TWO
3.42m x 4.96m (11'2" x 16'3")

ENSUITE
2.52m x 1.19 (8'3" x 3'10")

GARDEN

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

ADDITIONAL INFORMATION
The property has been previously rented at £3,650 per month / £43,800k per annum -8.76% yield
Boiler was installed approx. 5 years ago





BARTHOLOMEWS SQUARE

HORFIELD, BS7 0QB -
£475,000 FREEHOLD

 5 Bedroom(s)
  3 Bathroom(s)
  1314.00 sq ft

Situated in the popular location of Bartholomews Square, this splendid five-bedroom townhouse offers a perfect blend of comfort and convenience. With a spacious reception room, this home is ideal for both relaxation and entertaining guests. The property boasts three well-appointed bathrooms, including an en-suite shower room, ensuring ample facilities for family and visitors alike.

The house is equipped with modern amenities, featuring gas central heating and double glazing, which provide warmth and energy efficiency throughout the year. The rear garden presents a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings.

Situated in a prime location, this property offers excellent access to transport links, making it particularly convenient for those associated with the University of the West of England (UWE). Whether you are looking for a family home or a property with investment potential, this townhouse is a remarkable opportunity not to be missed. Embrace the charm of Bristol living in this elegant residence.

This property further benefits a HMO licence and has been previously rented at £3,000 per month / £36k per annum - 6.9% yield

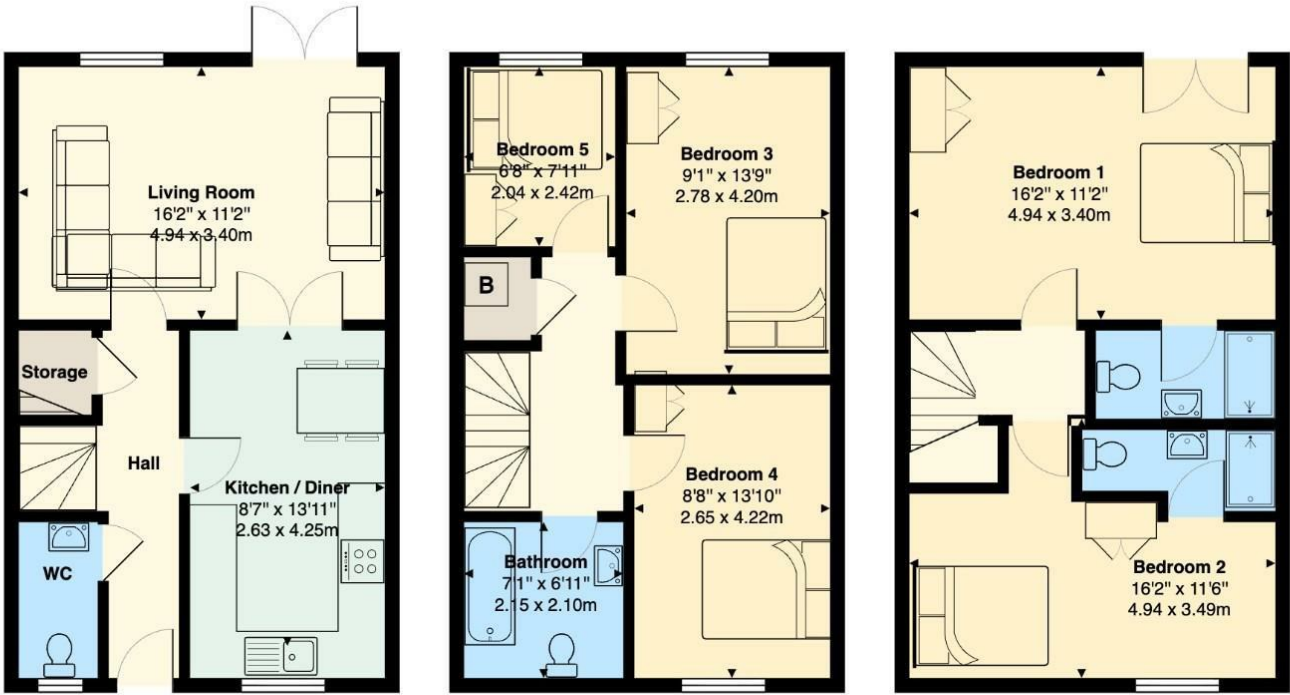


COUNCIL TAX BAND - C

- 1,314 sqft
- 5 Bedroom Town House & Garage
- Double Glazing
- Great Investment Opportunity - 6.9% Yield
- Previously HMO Licenced
- Walking Distance to Southmead Hospital
- Close to City Centre
- Good Transport Links
- Perfect for a Growing Family
- 8.76% return

PROPERTY SPECIALIST

Ms Olivia Melville-Brown
o.melvillebrown@thepropertyoutlet.
Assistant branch manager



Bartholomews Square, Horfield, Bristol, BS7 0QB

Total Area: 1314 ft² ... 122.1 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	