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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Highbury Road*

HORFIELD



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

Comments by Ms Ashton Jones

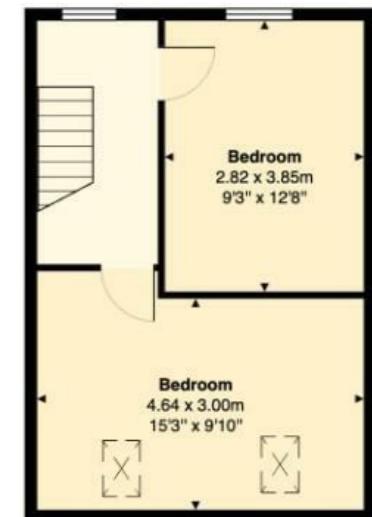
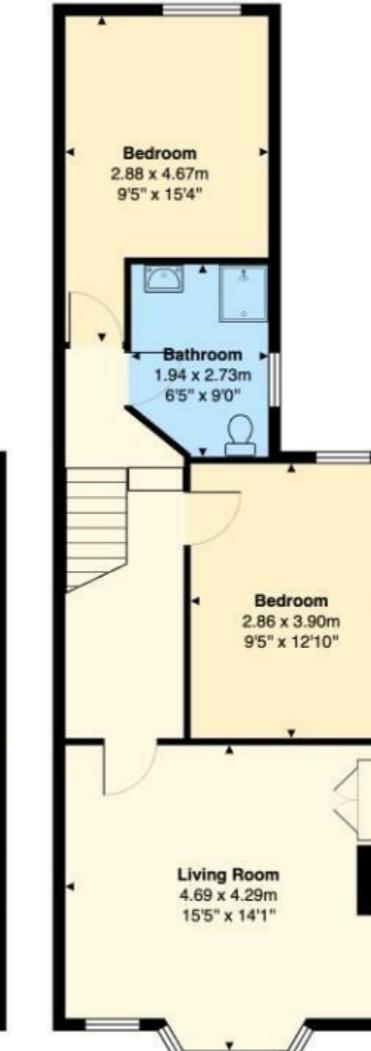
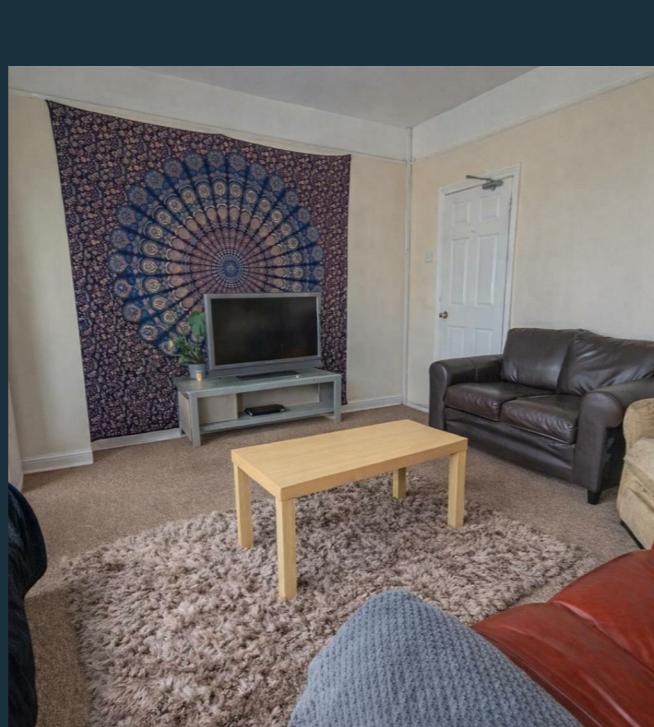


**Property Specialist**  
Ms Ashton Jones  
Branch manager

a.jones@thepropertyoutlet.com

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

Comments by the Homeowner



**Highbury Road, Horfield, Bristol, BS7 0BZ**

Total Area: 158.0 m<sup>2</sup> ... 1701 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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

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# Highbury Road

Horfield, Bristol, BS7 0BZ

Offers In The Region Of

**£550,000**



6 Bedroom(s)



2 Bathroom(s)



1700.69 sq ft



Contact our  
**Property Outlet Branch**

0117 935 4565

This property currently has tenants in situ paying £3600pcm, £43,200 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 7.8%

Situated on Highbury road in the charming area of Horfield, Bristol, this delightful end of terraced house presents an excellent opportunity for investment. Spanning an impressive 1700.69 square feet, the property boasts a spacious layout that is perfect for modern living. The house features two inviting reception rooms (downstairs bedrooms) and an open plan kitchen/diner. With two well-proportioned bedrooms upstairs along with a living room and a further two double bedrooms to the top floor. 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 Highbury Road is a fantastic home with significant potential.



Living room 11'7" x 14'2" (3.54 x 4.34)

Reception Room / bedroom 9'4" x 12'9"  
(2.86 x 3.90)

Kitchen/ Diner 9'5" x 22'10" (2.88 x 6.96)

Upstairs living room/bedroom 15'4" x 14'0"  
(4.69 x 4.29)

Bedroom 9'4" x 12'9" ( 2.86 x 3.90)

Bathroom 6'4" x 8'11" (1.94 x 2.73)

Bedroom 9'5" x 15'3" (2.88 x 4.67)

Bedroom 28'11" x 12'7" (8.82 x 3.85)

Bedroom 15'2" x 9'10" (4.64 x 3.0)

#### 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

Rear Garden





Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	
(39-54) E	53
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

