



479 Fishponds Road, Bristol , BS16 3AL

Guide Price £900,000



- 12 Bedroom
- HMO
- Circa 2860sq ft
- Garage & Driveway
- Freehold
- 8 Bathroom
- Investment Opportunity
- Rear Garden
- EPC - D

!!!! INVESTMENT OPPORTUNITY !!!!

Welcome to this amazing opportunity to purchase a 12-bedroom guest house. Six of the bedrooms have en-suites, and there is also a separate bathroom and shower room. The property benefits from a 23ft dining room, as well as a kitchen, utility area, driveway, and garage. This property has most recently been used as a room-let HMO.

Fishponds is very conveniently located, with easy access to the M32 and M4 motorways, and is just a short cycle, drive, or bus journey into the city centre. The area also benefits from several tarmacked cycle paths, providing traffic-free routes into the City Centre or out towards the suburbs and further afield to Keynsham and Bath.

Council Tax Band - D  
Energy Rating - D

Kitchen 14'0" x 7'8" (4.28 x 2.34)

Family Room 17'7" x 12'6" (5.36 x 3.82)

Dining Area 9'9" x 10'10" (2.99 x 3.32)

Utility Space 8'6" x 7'8" (2.6m x 2.34)

Bedroom 14'8" x 12'5" (4.48 x 3.8)

Bedroom 12'9" x 10'11" (3.91 x 3.34)

Bedroom 16'5" x 13'0" (5.02 x 3.97)

Bedroom 12'11" x 10'10" (3.94 x 3.31)

Bedroom 15'7" x 12'1" (4.77 x 3.7)

Bedroom 10'0" x 11'0" (3.07 x 3.37)

Bedroom 9'3" x 11'10" (2.84 x 3.62)

Bedroom 9'6" x 10'11" (2.91 x 3.33)

Bedroom 8'5" x 12'11" (2.59 x 3.94)

Bedroom 8'8" x 9'6" (2.65 x 2.91)

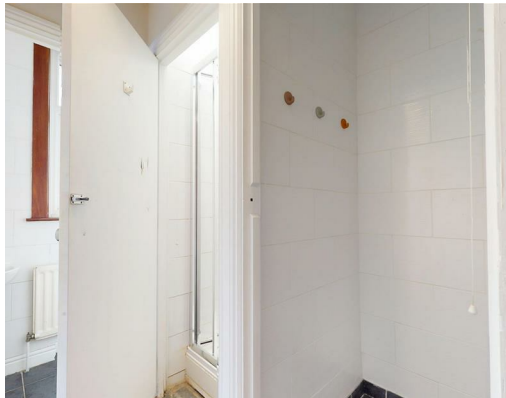
Bedroom 10'1" x 10'7" (3.08 x 3.23)

Bedroom 9'9" x 16'10" (2.99 x 5.14)

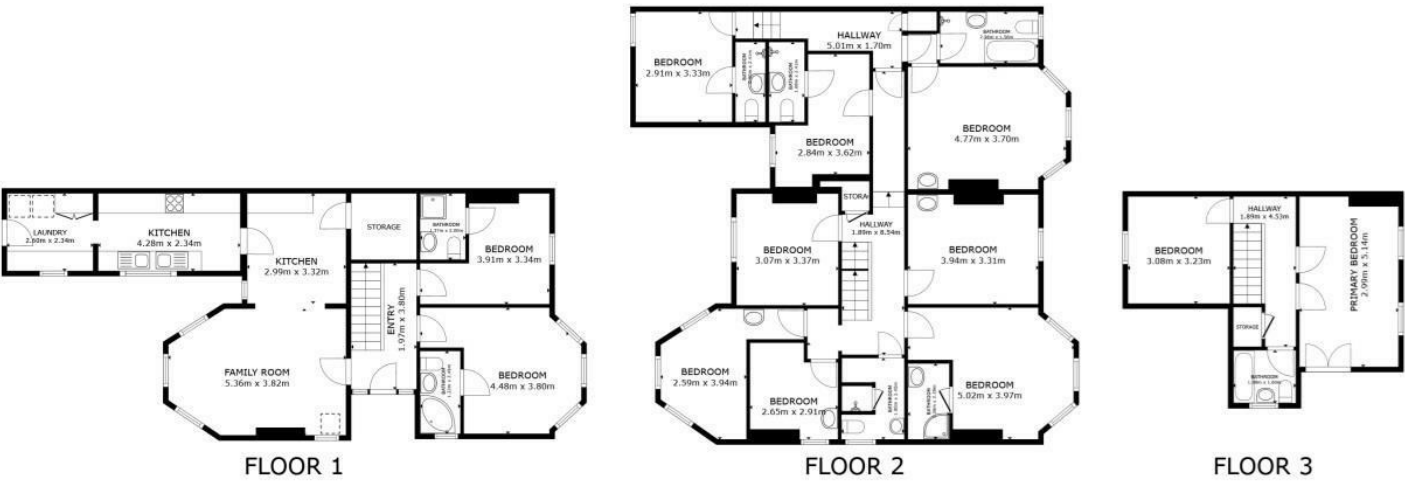
Shower Room

Bathroom

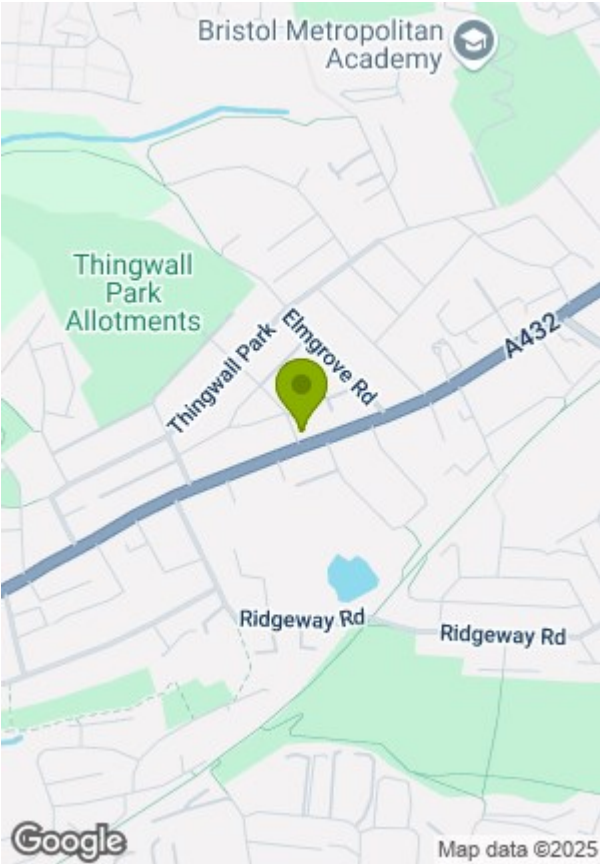








GROSS INTERNAL AREA  
FLOOR 1 89.9 m<sup>2</sup> FLOOR 2 136.9 m<sup>2</sup> FLOOR 3 37.9 m<sup>2</sup>  
TOTAL : 264.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	76	England & Wales	EU Directive 2002/91/EC	62

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.