

FREEHOLD FOR SALE – 4 BED HOUSE PLUS SEPARATE GARDEN FLAT

11 Grove Road, Redland, Bristol, BS6 6UJ



- Comprising a **4 Bedroom House** with garden + **1 Bedroom Garden Flat**
- Situated just off Whiteladies Road in Clifton / Redland in a very popular and affluent residential location
- Vacant Possession with potential to achieve **£55,000 PAX** if let out
- HMO planning consent and licencing already in situ
- To suit an investment or a wonderful family home!
- Freehold for sale with a Guide Price of £800,000



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The premises occupies a very convenient location fronting onto Grove Road within 50 metres of Blackboy Hill providing access to both Whiteladies Road and the general surrounding areas of Clifton and Redland.

Clifton remains one of the most popular residential locations within Bristol and the location remains popular for both lettings and owner occupiers.

DESCRIPTION

The property comprises a large house plus a flat in Redland. The ground, first and second floors currently comprise a four bedrooms (one bed with ensuite), bathroom, kitchen/diner, living room, utility and a garden. There is scope to add an additional bathroom or ensuite bathroom.

The lower ground floor currently comprises a one bed garden flat with living room, kitchen, bedroom with ensuite bathroom, study and a garden to the rear.

The property has been refurbished to a high standard and currently presents very well.

The property is well suited to an investor or an owner occupier given that the property could be readily converted to a beautiful family home.

ACCOMMODATION

Ground	629 sq ft	58.4 sq m
First	629 sq ft	58.4 sq m
Second	382 sq ft	25.5 sq m
Garden Flat	419 sq ft	38.9 sq m
Total	2,058 sq ft	191.2 sq m

HMO LICENCE

The property has an HMO Licence which can be made available on request.

TENANCIES

The property is vacant but has the potential to produce £55,000 pax + if let out.

QUOTING TERMS

The property is being sold freehold with vacant possession.

£800,000 exclusive.

EPC

11 Grove Road	D62 expiring June 2029
11 Grove Road (garden flat)	D64 expiring May 2029





VAT

The price quoted is exclusive of VAT if applicable, however, we have been advised the property is not elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

Ocean Estate Agents

FAO: TOM COYTE MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

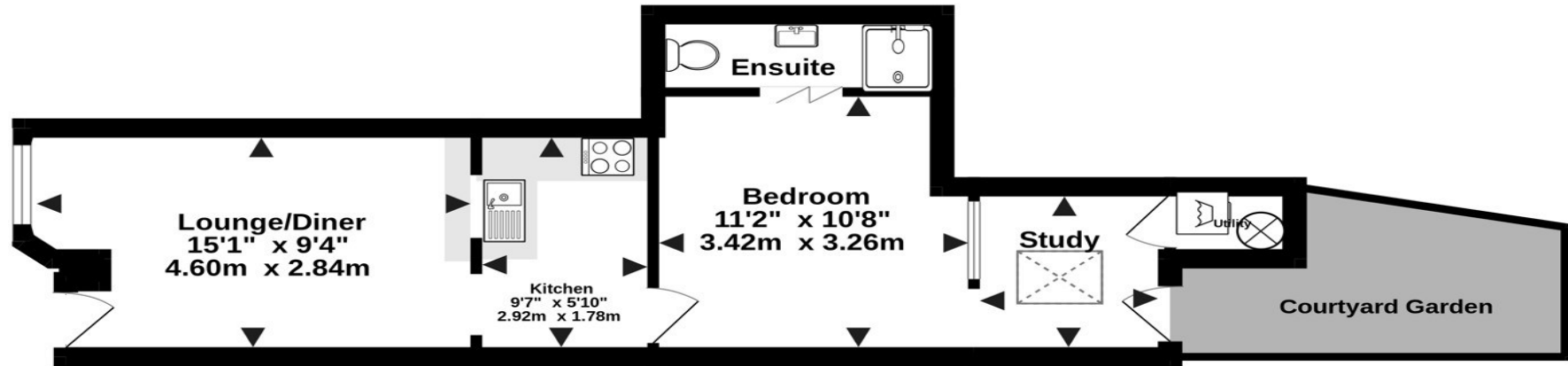
ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

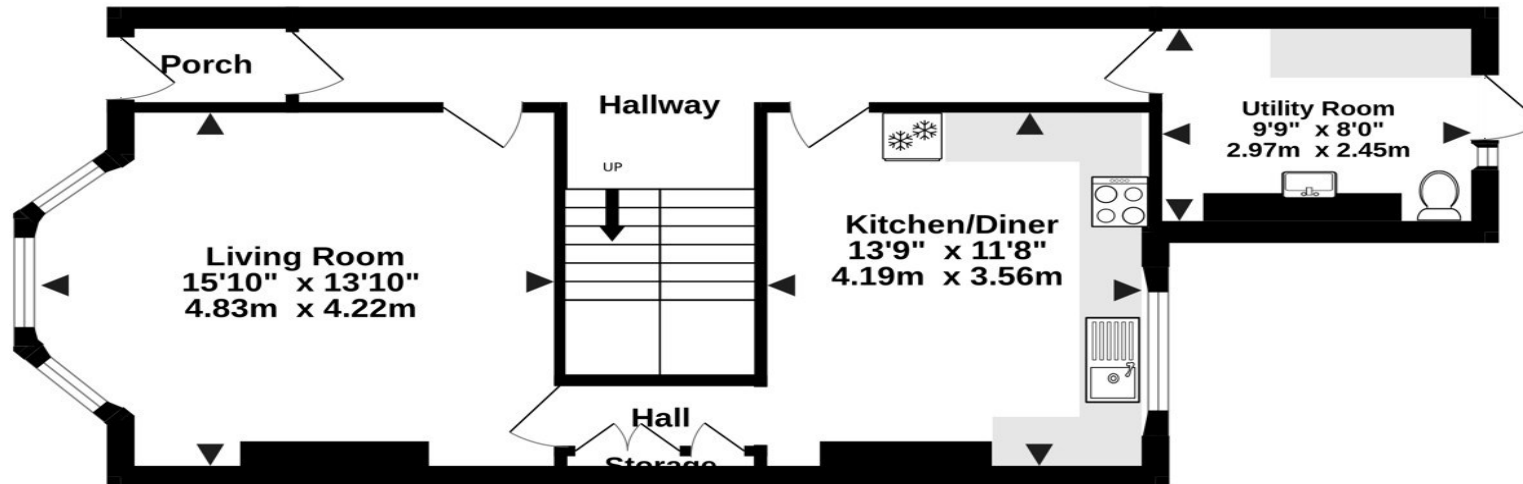
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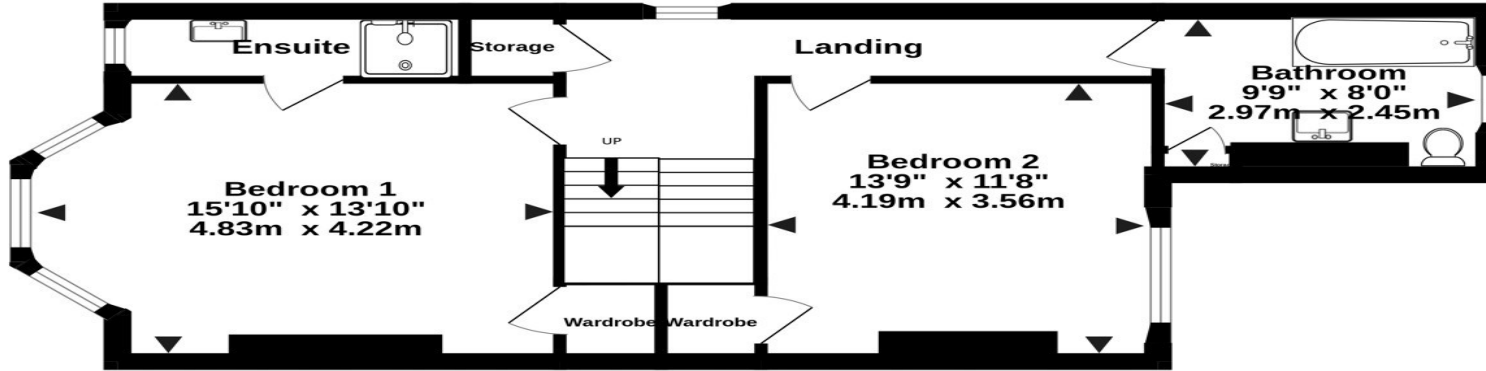
SELF CONTAINED BASEMENT
FLAT



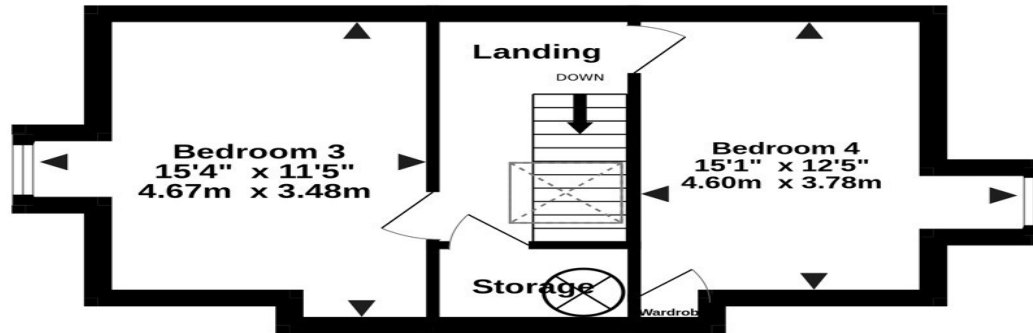
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROVE ROAD, BRISTOL, BS6 6UJ

TOTAL FLOOR AREA : 1744sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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