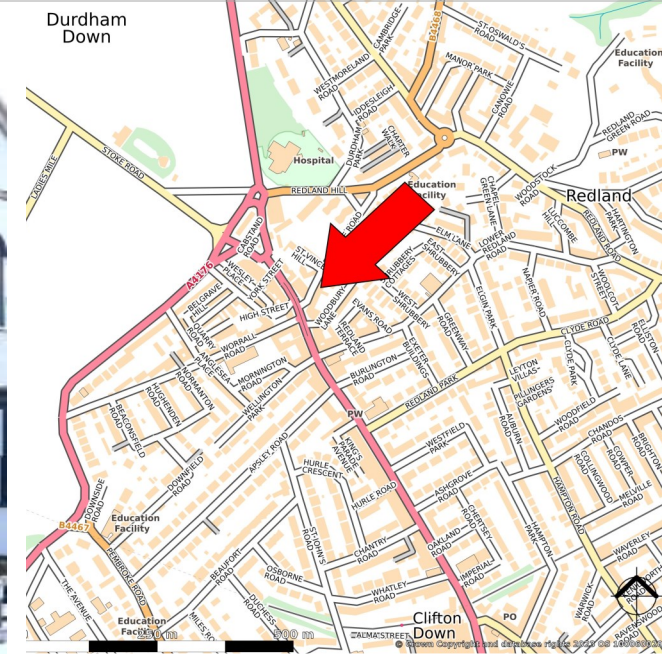


# FREEHOLD FOR SALE – 4 BED HOUSE PLUS SEPARATE GARDEN FLAT

11 Grove Road, Redland, Bristol, BS6 6UJ



- Comprising a 4 bedroom HMO with garden plus a 1 bedroom Garden Flat
- Situated just off Whiteladies Road in Clifton / Redland in a very popular residential location
- Current income of £48,600pax with scope to increase to £54,600 pax
- Investment or could be readily adapted to create a wonderful family home
- Freehold for sale with a Guide Price of £825,000



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 an end of terrace property in Redland. The ground, first and second floors currently comprise a HMO with four bedrooms (one 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 was comprehensively refurbished approximately four years ago to a high standard and currently presents to a very high standard.

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
<b>Total</b>	<b>2,058 sq ft</b>	<b>191.2 sq m</b>

## HMO LICENCE

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

## TENANCIES

The property is currently let out at a rent below that of the Market Rent.

The 4 bed HMO is currently producing £36,000 pax with the ASTs expiring January 2025.

The Garden Flat is currently producing £12,600 pax with the tenancy based on a tenancy expiring January 2025.

## QUOTING TERMS

The property is being sold freehold—£825,000 exclusive





### VAT

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

### EPC

11 Grove Road  
11 Grove Road (garden flat)

D62 expiring June 2029  
D64 expiring May 2029

### 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

**FAO:** TOM COYTE MRICS  
**Tel:** 0117 934 9977  
**Email:** tom@burstoncook.co.uk

#### Ocean Estate Agents

Andrew Beazer  
0117 946 6007  
a.beazer@oceanhome.co.uk

### SUBJECT TO CONTRACT

September 2024

#### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

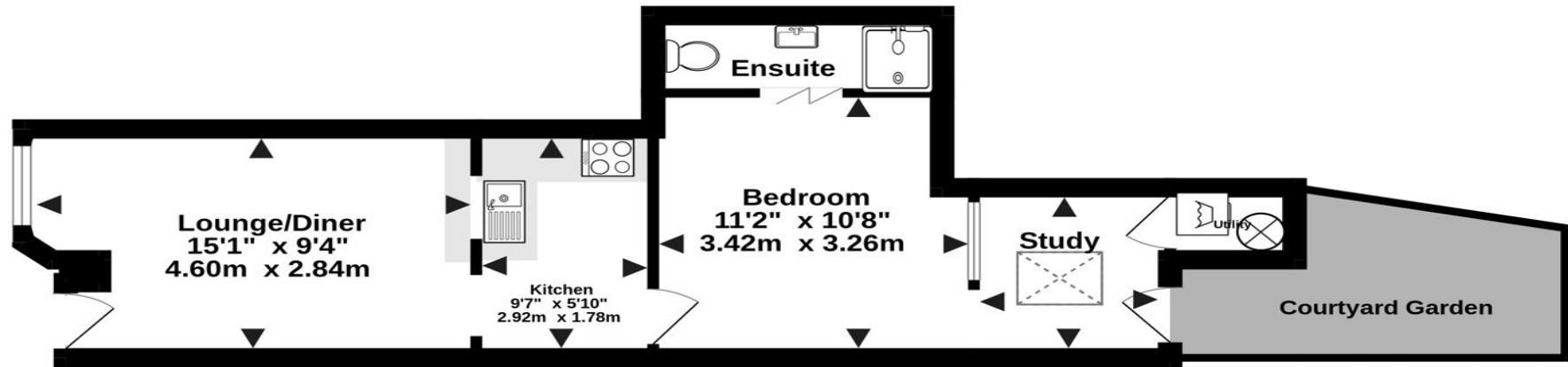
#### ANTI-MONEY LAUNDERING

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.

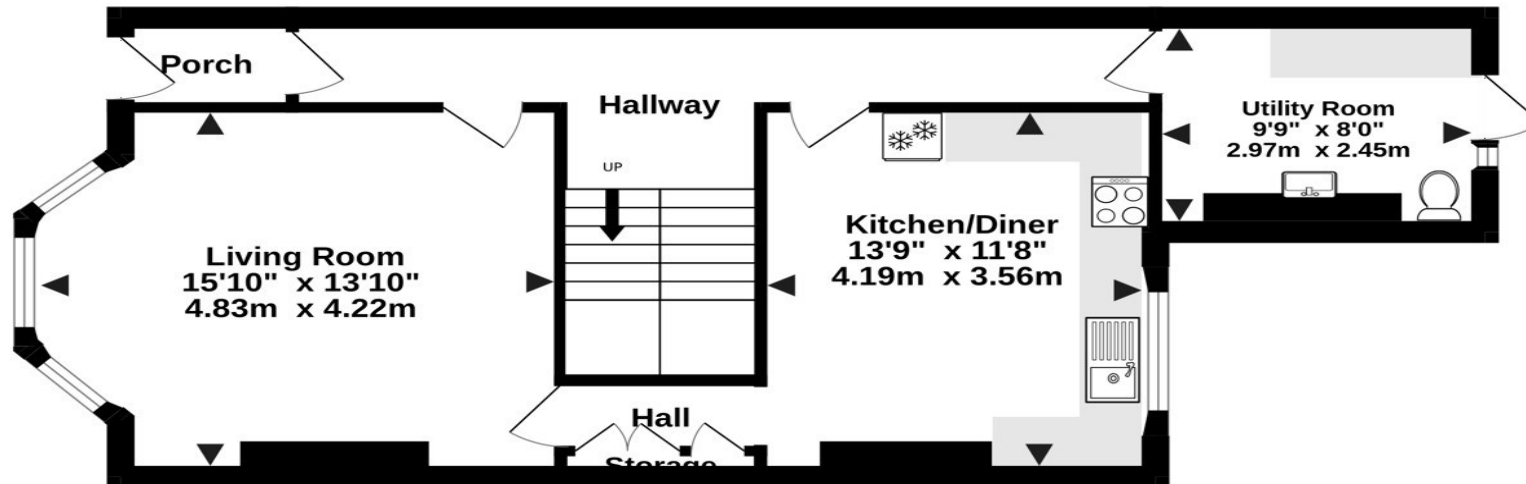
*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective*



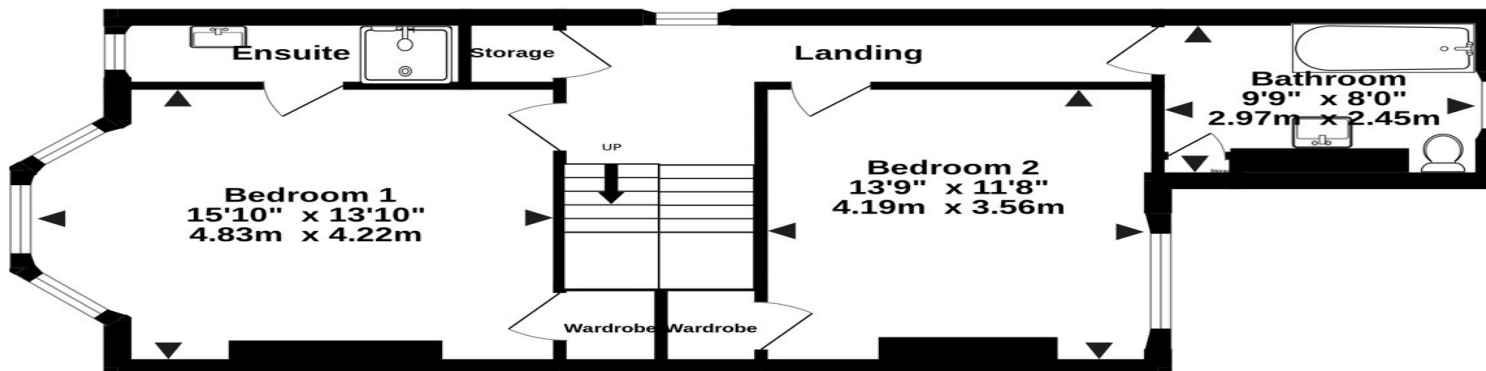
SELF CONTAINED BASEMENT  
FLAT



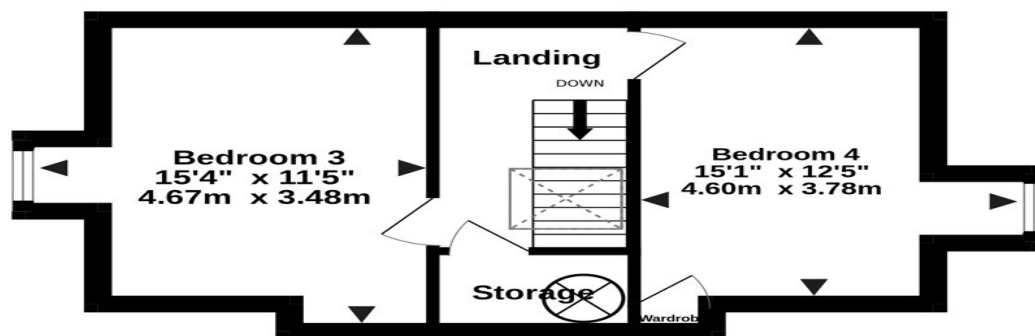
GROUND FLOOR



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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