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## 2 Stanley Cottages, Stoke Gifford, Bristol, BS7 9YU

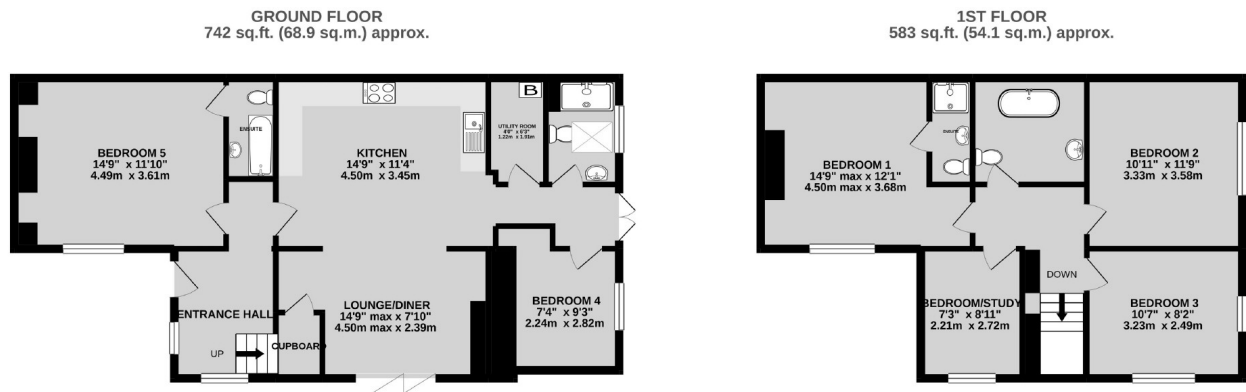
£475,000

An immaculately presented and substantial semi-detached house that is arranged as a fully licensed 5-bedroom HMO. The property is fully let to professionals producing £33,300 per annum offering investors a fantastic rental yield. Following a full high-specification refurbishment in 2019, the interior has been tastefully designed to combine a wealth of period features with modern finished. The property is ideally located to attract renters working at the Ministry of Defence and UWE.





# 2 Stanley Cottages, Stoke Gifford, Bristol, BS7 9YU



## SUMMARY

POSTPONED PRIOR

## DESCRIPTION

An attractive period semi-detached house that has been recently refurbished to a high standard and is now operating as a fully licensed 5-bedroom HMO. The property has been tastefully finished and is fully let to professionals working at the Ministry of Defence and UWE, producing an annual rent of £33,300 per annum. There may also be scope to create a 6th bedroom and further increase the rental income. Further benefits include a good-sized garden and off-street parking for several vehicles.

## LOCATION

The property is conveniently located on the fringes of the modern Cheswick Village development (Redrow and Taylor Wimpey). Filton Abbey Wood station can be accessed on foot in approx. 8 minutes and there are trains every 15 minutes to Bristol Temple Meads. The Ministry of Defence and UWE are easily accessible on foot or via the nearby cycle paths and excellent transport links are provided to the M32. Access to the property is via a private road off Bonnington Walk. From Bonnington Walk heading East, turn left into the entrance to Lockleaze Sports Centre, follow the road past the sports centre for approximately 300m and the house can be found on your right hand side.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## GROUND FLOOR

Comprising an entrance hall, open-plan kitchen/dining/living room, two bedrooms, two shower rooms and a utility room.

## FIRST FLOOR

Comprising of three further bedrooms (one with en suite), a bathroom and study.

## OUTSIDE

The property benefits from a good-sized garden laid mostly to lawn and a gravel driveway providing off-street parking for several vehicles.

## TENANCY DETAILS

The property will shortly be fully-let producing the following rental income:

Room 1: £650 pcm / Room 2: £500 pcm / Room 3: £500 pcm

Room 4: £475 pcm / Room 5: £650 pcm

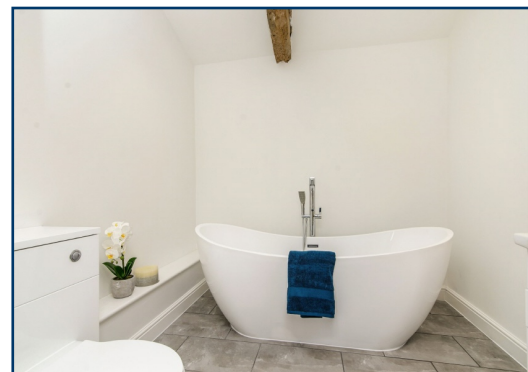
Total Rent: £33,300 Per Annum

## ENERGY PERFORMANCE CERTIFICATE

Rating: F

## VIEWING

By appointment



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

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It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a

