

HUNTERS®

HERE TO GET *you* THERE



113 Keys Avenue

Horfield, Bristol, BS7 0HG

£500,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this fantastic investment opportunity to purchase this extended semi-detached house which is offered to the market as an ongoing investment. The property is currently rented as a 6 bedroom student let (contracted until June 2026) at a current monthly rent of £3750 PCM (£45,800 year) which presents attractive yield and immediate returns for a discerning investor.

The property enjoys an excellent position in the ever-popular Horfield area of Bristol. Situated a short walk to the vibrant Gloucester Road, renowned for its electric mix of shops, cafes, bars and restaurants, as well as excellent bus routes to the University of the West of England, Bristol University and the city centre. Horfield leisure centre and local parks are close by, enhancing the property's appeal for professionals and students alike.

The spacious accommodation comprises to the ground floor: entrance hallway, lounge, bedroom/reception, fitted kitchen/diner and cloakroom. Upstairs can be found 4 double sized bedrooms and a single bedroom, bathroom and an additional shower room.

Externally there is a good size corner plot garden laid to lawn with hardstanding and a driveway to front providing ample off street parking with access to 2 large single garages.

This is a ready-made investment within a high-demand rental location.

ENTRANCE VESTIBULE

Electric meter cupboard, hardwood stained glass door with matching window and transom leading to hallway.

HALLWAY

Picture rail, radiator, stairs rising to first floor, door leading to reception room/bedroom and kitchen/diner.

RECEPTION/BEDROOM

14'1" x 10'10" (4.29m x 3.30m)

UPVC double glazed window to front, double radiator.

KITCHEN/DINER

L shaped, UPVC double glazed window to rear, UPVC double glazed patio door leading out to rear garden, range of light oak fitted wall and base units, laminate work top, single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric stainless steel oven and gas hob, extractor fan hood, space for under counter fridge, double and single radiators, under stair storage cupboard, archway leading to dining room, door to inner lobby.

LOUNGE

12'0" x 10'11" (3.66m x 3.33m)

Picture rail, double radiator, feature marble effect fireplace with wood mantel surround and gas coal flame effect fire inset.

INNER LOBBY

Door to garage and cloakroom, door leading out to rear garden.

CLOAKROOM

Opaque UPVC double glazed window to rear, close couple W.C, pedestal wash hand basin, wall mounted Worcester boiler.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors leading to bedrooms, bathroom and shower room.

BEDROOM ONE

12'1" x 10'11" (3.68m x 3.33m)

UPVC double glazed window to front, radiator.

BEDROOM TWO

11'9" x 9'9" (3.58m x 2.97m)

UPVC double glazed window to rear, radiator, 2 built in wardrobes.

BEDROOM THREE

15'1" x 9'0" (4.60m x 2.74m)

UPVC double glazed window to front, double radiator.

BEDROOM FOUR

14'8" x 8'11" (4.47m x 2.72m)

UPVC double glazed window to front, double radiator.

BEDROOM FIVE

9'4" (max) x 8'8" (2.84m (max) x 2.64m)

UOVC double glazed window to front, radiator.

BEDROOM SIX

9'4 (max) x 8'8" (2.84m (max) x 2.64m)

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, shower

bath with tap/shower attachment over, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, radiator, extractor fan.

SHOWER ROOM

Opaque UOVC double glazed windows to rear, pedestal wash hand basin, close coupled W.C, corner shower enclosure housing electric shower system, tiled walls, extractor fan,

OUTSIDE:

REAR GARDEN

Good size corner plot laid mainly to lawn double gated access from side leading to a hardstanding space, rear vehicle lane access, water tap, side gated access, enclosed by boundary wall.

GARAGE ONE

18'7" x 9'1" (5.66m x 2.77m)

Large single garage, up and over door access, power and light.

GARAGE TWO

Large single garage, up and over door

FRONT OF PROPERTY

Driveway to front providing ample off street parking.



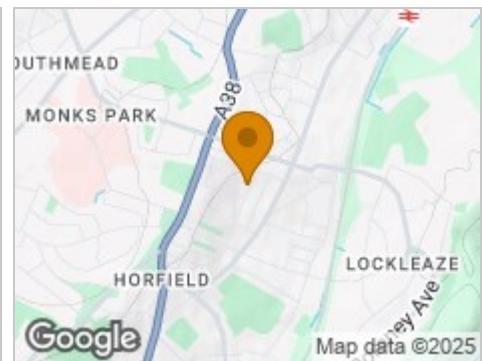
Road Map



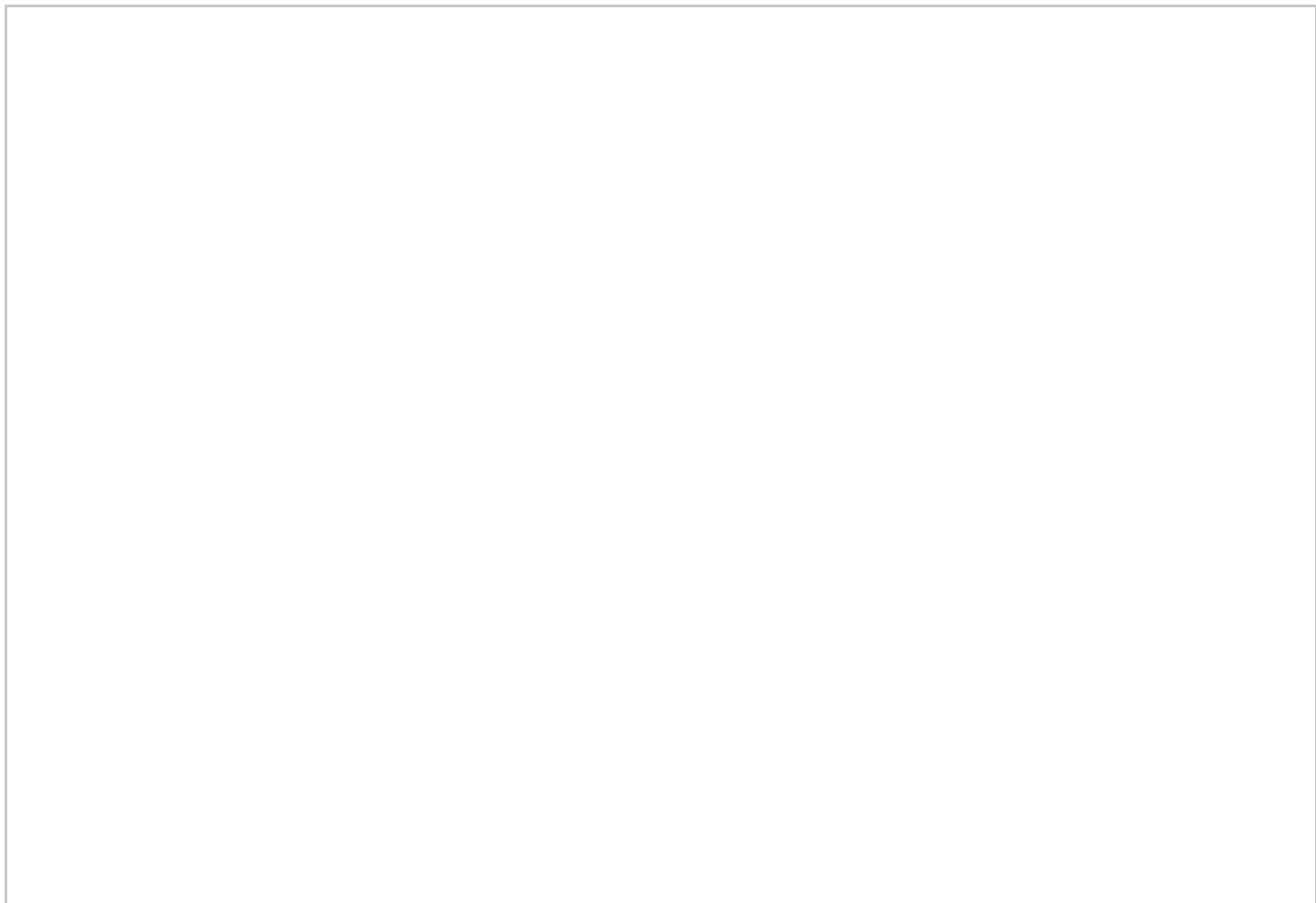
Hybrid Map



Terrain Map



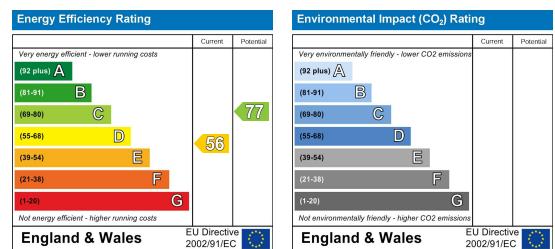
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.