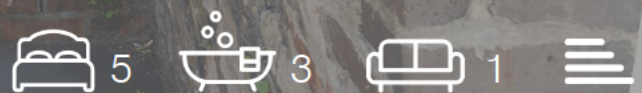




396 Hotwell Road  
, Bristol, BS8 4NU  
Asking Price £575,000





# 396 Hotwell Road



## Description

Hotwells is the hidden gem of Bristol it is a flat walk/cycle into the city centre. For students it is walkable to Bristol University and Bower Ashton Art College. It is becoming increasingly popular with professional sharers and students looking for quality property in a central location without paying the prices demanded by Clifton Cotham and Redland. This house offers potential landlords the opportunity to tap into this expanding market at an affordable price

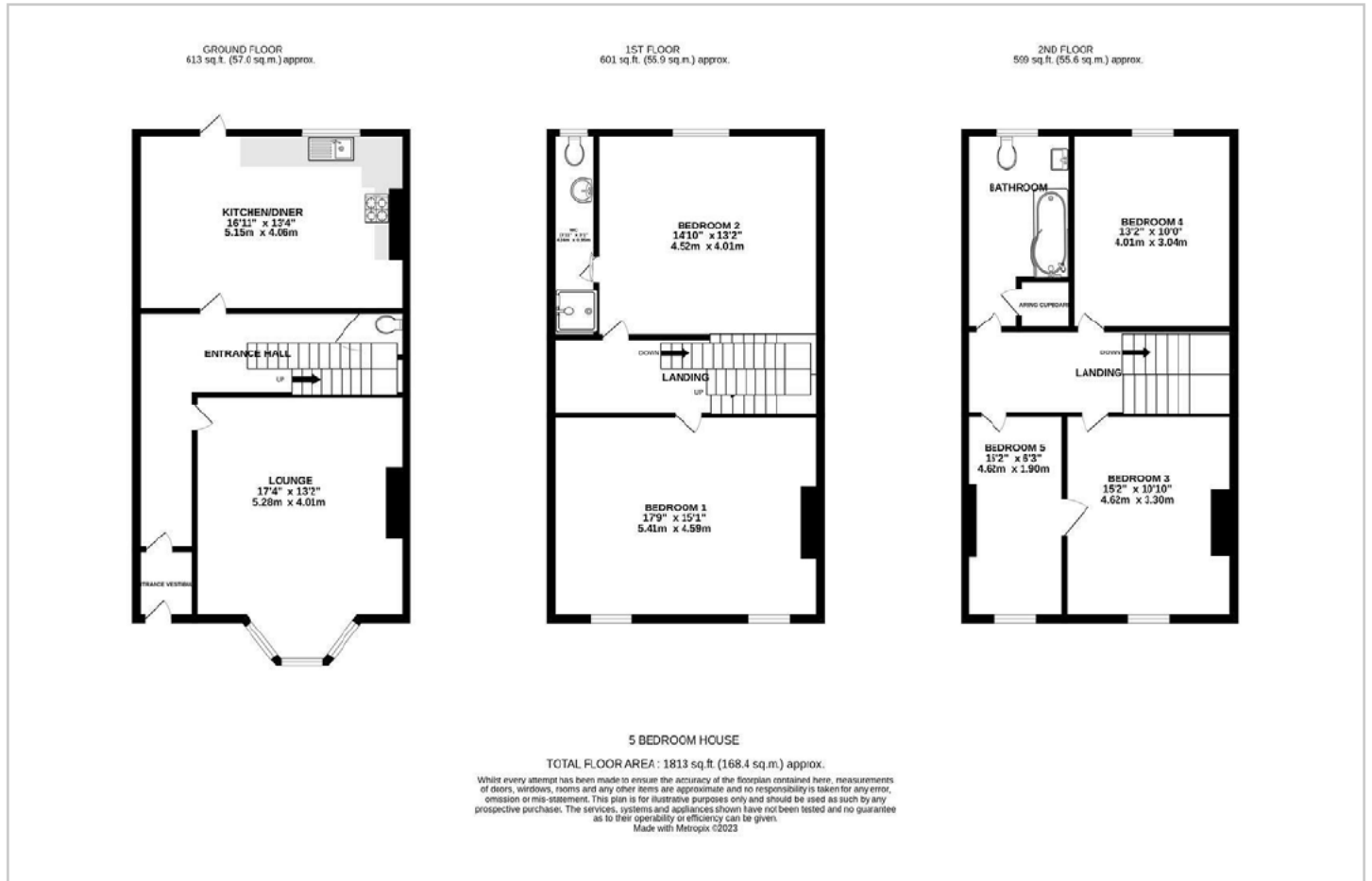
For families Hotwells offers plenty. It is a genuine community with plenty of families attracted by Hotwells Primary School and the good quality affordable housing and this house is an exceptional example offering flexible accommodation over three floors ideal for an expanding family looking for space



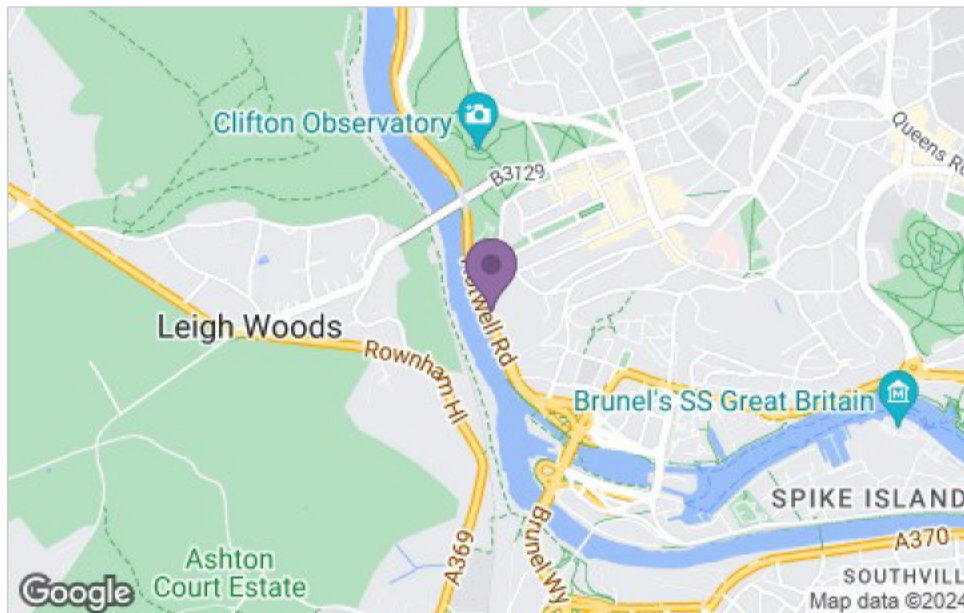




## Floor Plan



## Area Map



## Viewing

Please contact us on 0117 973 9394 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

