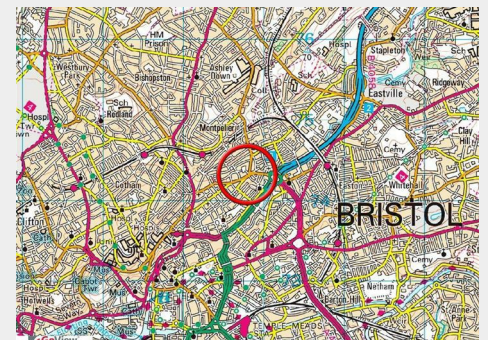


The Cottage, 28 Ashfield Place, Montpelier, Bristol, BS6 5BF

Sold @ Auction £131,000



- For Sale By Public Auction
- Wednesday 29th November
- All Saints Church, Clifton, BS8 2HY
- Weekly Set Viewings
- Download Online Legal Packs
- NOVEMBER 2017
- PARTIALLY CONVERTED
- ARRANGED OVER 3 FLOORS
- REQUIRES WORK
- INCLUDES GARDEN AND PARKING

Hollis Morgan NOVEMBER AUCTION - A quirky COTTAGE style property (690 Sq Ft) with ROOF TERRACE and enclosed GARDEN / PARKING - Work in Progress - requires FINISHING.

The Cottage, 28 Ashfield Place, Montpelier, Bristol, BS6 5BF

Accommodation

FOR SALE BY AUCTION

*** SOLD @ NOVEMBER AUCTION - 95% SUCCESS RATE AND OVER £10M OF LAND AND PROPERTY SOLD ***

GUIDE £120,000 +++
SOLD @ £131,000

LOT NUMBER 38
Wednesday 29th November 2017
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal packs will be available for inspection from 18:00.
The sale will begin promptly at 19:00

THE PROPERTY

A quirky cottage style property originally part of the Duke of Sussex Public House but more recently partially converted into a two bedroom residential property.

The property is arranged over 3 floors with 2 bedrooms, roof terrace and enclosed courtyard garden with vehicular access and parking for 1 car.

LOCATION

Ashfield Place is quiet residential backwater accessed via Ashley Road. The City Centre is within one mile, and the vibrant Gloucester Road, and Stokes Croft with its range of bars and cafes, are in close walking distance.

THE OPPORTUNITY

REQUIRES FINISHING - QUIRKY CITY PAD

The owner has begun the conversion to a residential property but works now need to be completed.

Please refer to online legal pack for reference to building regulation and planning permission.

INVESTMENT

Once complete the property would make an excellent investment - please refer to independent rental appraisal.

RENTAL APPRAISAL

The Local Experts Say...

Montpelier has seen a huge increase in popularity over recent years, a trend which continues with demand outstripping supply. This property has great potential and is ideally located. If offered to the rental market in a nicely refurbished state we would expect to achieve £1,100 - £1,195pcm.

If you would like further information on our services or on this or any other property please contact us at our Bristol office on 01179 55 18 17 or via email at enquiries@piperproperty.co.uk. Alternatively please visit our website www.piperproperty.co.uk for information on our office locations, services and to find out how we do things differently.

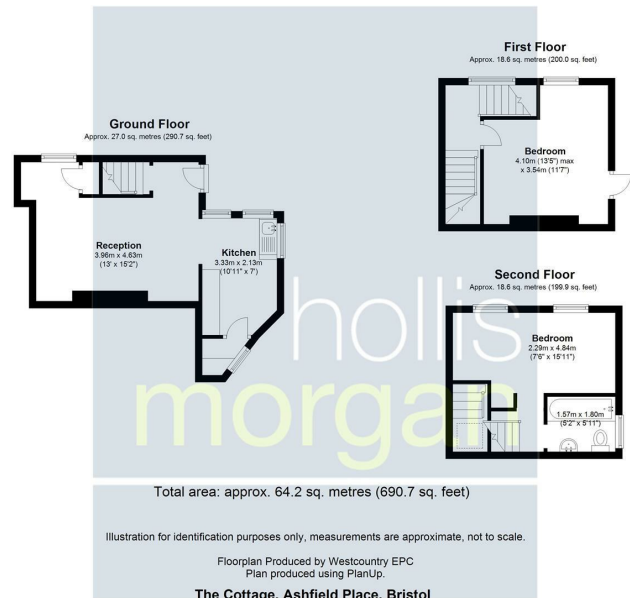
EPC

For full details of the EPC please refer to the online legal pack.

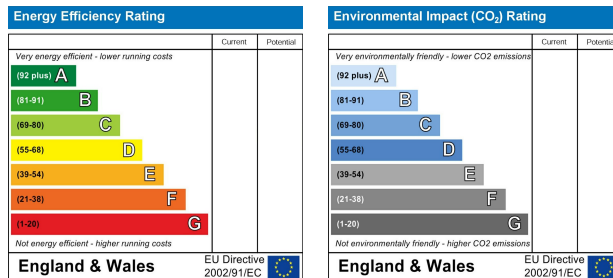
BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.
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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.