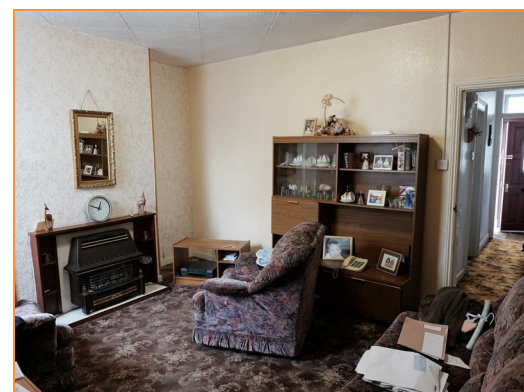
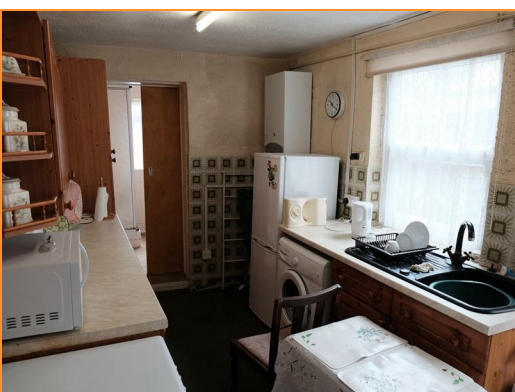




**19 Seneca Street, St. George, Bristol, BS5 8DY**

**Sold @ Auction £195,000**

A classic VICTORIAN mid TERRACED two bedroom HOUSE with rear GARDEN and now in need of BASIC UPDATING.



# 19 Seneca Street, St. George, Bristol, BS5 8DY

**FOR SALE BY AUCTION**  
 GUIDE PRICE £135,000 +++  
 SOLD @ AUCTION £195,000

LOT NUMBER 28  
 Wednesday 18th November 2015  
 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 classic bright and airy Victorian mid terraced two bedroom house arranged over two floors with two reception rooms, kitchen and bathroom on the ground floor and two bedrooms on the first floor. To the rear is a well proportioned garden with pedestrian access.  
 Includes central heating and double glazed windows throughout.

## LOCATION

Located just off the busy Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

The property is now dated but has been well cared for and has the potential, with some basic updating, for a fine family home or excellent investment in this highly sought after area.

## ACCOMODATION

### GROUND FLOOR

Entrance vestibule leading to hallway.  
 Reception Room 1 - Bay window feature to front and feature fireplace.  
 Reception Room 2 - Window to rear and feature fireplace.  
 Kitchen - Range of wooden top kitchen units, sink with drainer, 'Main' combi boiler, window to side and access to garden.  
 Bathroom - Shower cubicle, pedestal wash hand basin, window to rear and W.C.

### FIRST FLOOR

Bedroom 1 - Double bedroom with window to rear.  
 Bedroom 2 - Double bedroom with window to front.

### OUTSIDE

Front Garden  
 Rear Garden with access.

## RENTAL APPRAISAL

The local lettings experts say:  
 The Bristol Residential Letting Co. are confident this property would make a good rental investment. Having visited the property, Don McKeever of The Bristol Residential Letting Co suggests a rental range of £850-£900pcm will be achievable if refurbished to an appropriate standard and let as a 2 bedroom house.

## BUYER'S PREMIUM

Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to - [olly@hollismorgan.co.uk](mailto:olly@hollismorgan.co.uk) Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

## AUCTION BUYERS GUIDE VIDEO

We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

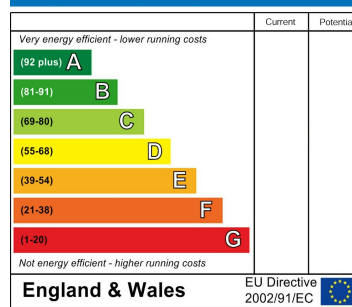
## TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

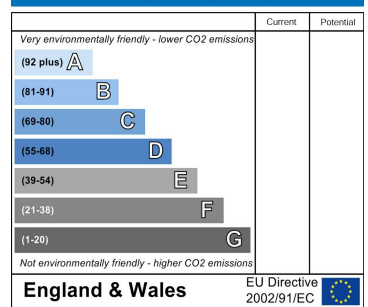
## CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit [www.dancevoice.org.uk](http://www.dancevoice.org.uk) In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society [www.tbchs.org.uk](http://www.tbchs.org.uk)

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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