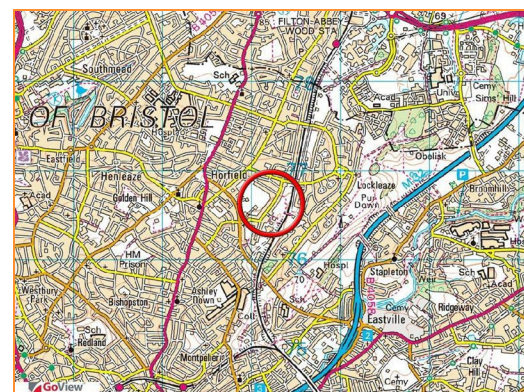
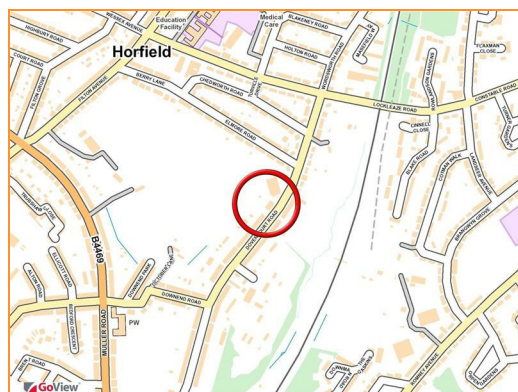




211 Dovercourt Road, Horfield, Bristol, BS7 9SF

Sold @ Auction £254,000

Hollis Morgan SEPTEMBER AUCTION - End of Terrace 1930's HOUSE (899 Sq Ft) in need of MODERNISATION with LARGE GARDEN and scope to EXTEND subject to consents - HMO / FLATS / STUDENT LET.



211 Dovercourt Road, Horfield, Bristol, BS7 9SF

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £199,000 +++
SOLD PRIOR @ £254,000

LOT NUMBER 8

Wednesday 27th September 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

WEEKLY SET VIEWING

SOLD

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property. Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals. You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property. Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

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ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. Follow the RED link to "Download Legal Packs" For the first visit you will be required to register simply with your email and a password. Having set up your account you can download legal packs or if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. *** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE PROPERTY

Freehold end of terrace 1930's property (899 Sq Ft) set on a larger than average plot that backs onto local playing fields.
899 Sq Ft of accommodation arranged over two floors and sold with vacant possession.
Vehicular access to rear.

(Garden to cleared shortly)

LOCATION

Dovercourt Road is located within the popular suburb of Horfield. Local amenities and services including the vibrant Gloucester Road are within close proximity and offer a wide variety of independent retailers, affluent bars, pubs, cafes and restaurants. Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

REQUIRES MODERNISATION

The property now requires modernisation but would make a fine family home in this sought after location.

EXTENSION / ATTIC CONVERSION

There is scope for both extension to rear and attic conversion (Subject to consents)

FLAT CONVERSION

Scope for 2 Flats (Subject to consents)

HMO / STUDENT LET

Potential for 4 + Tenants.

OFF STREET PARKING

Scope to create off street parking in front garden (Subject to consents)

RENTAL APPRAISAL

About this property:

If offered to the market today in a modernised state we would expect to achieve circa £1100pcm as a 3 Bedroom House. There is scope for both extension to rear and attic conversion (Subject to consents) providing an additional room, should acquire £1300pcm

Scope for 2 Flats (Subject to consents) achieving between £725pcm and £750pcm

Potential for 4 + Tenants, professionals or students. Achieving £1600 for 4 no Bills included, or £2000pcm bills included And for 6 with bills included on circa of £3000pcm

Next steps:

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@pipeproperty.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. We look forward to hearing from you.

ACCOMMODATION

Entrance

Via uPVC obscured single glazed front door into:

Hallway

Stairs to first floor landing, meter cupboard housing gas meter, electricity meter and fuse box, under stair storage cupboard, doors to:

Lounge

12' 0" x 10' 11" (3.65m x 3.32m)

uPVC single bay window to the front aspect, open hearth with tiled surround, picture rail, power points.

Rear Reception

14' 6" x 10' 11" (4.42m x 3.32m)

uPVC single glazed window to rear aspect, open hearth with tiled surround, picture rail, power points.

Kitchen

11' 3" x 5' 8" (3.43m x 1.73m)

uPVC single glazed window to rear aspect, Belfast style sink, half tiled walls, power points, square arch to:

Utility

5' 7" x 6' 7" (1.70m x 2.01m)

Single glazed hardwood door to side aspect.

Landing

Loft access and doors to:

Bedroom 1

11' 11" x 11' 5" (3.63m x 3.48m)

uPVC single glazed window to rear aspect, picture rail, open hearth with tiled surround, power points.

Bedroom 2

13' 4" x 9' 11" (4.06m x 3.02m)

uPVC single glazed window to front aspect, picture rail, open hearth with tiled surround, picture rail, power points.

Bedroom 3

10' 3" x 6' 11" (3.12m x 2.11m)

uPVC single glazed window to front aspect, picture rail, power points.

Bathroom

uPVC obscured single glazed window to rear aspect, panelled bath, low level W.C., pedestal wash hand basin, half tiled walls.

Exterior

To the front: Concrete path to door, enclosed by block brick boundary walls. To the rear:

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.

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.



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