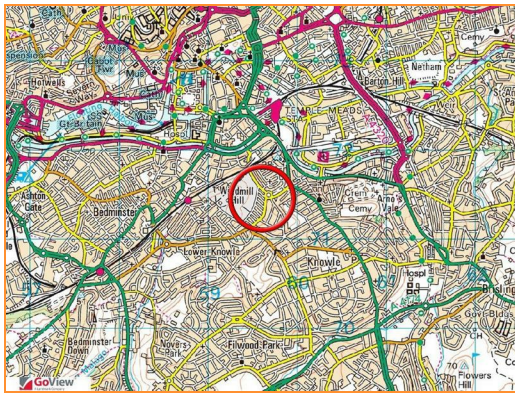
estate agents auctioneers

hollis morgan

20 Montgomery Street, Victoria Park, Bristol, BS3 4SE

Sold @ Auction £186,000

A terraced TWO BEDROOM HOUSE now in NEED OF COMPLETE UPDATING in this popular residential area with VIEWS of Victoria Park from the upper floors.



20 Montgomery Street, Victoria Park, Bristol, BS3 4SE

FOR SALE BY AUCTION
SOLD @ AUCTION - £186,000
GUIDE PRICE - £125,000 +++

LOT NUMBER 35
Wednesday 30th September 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 mid terraced period property arranged over two floors with enclosed rear garden and views of Victoria Park from the upper floors.

GROUND FLOOR

Entrance Hall
Reception 1
Kitchen / Diner
Bathroom

FIRST FLOOR

Bedroom 1
Bedroom 2

OUTSIDE

Enclosed rear garden

LOCATION
Montgomery Street is located just off St. Johns Lane within the popular residential area of Victoria Park. Local amenities and services including convenience stores, independent retailers, pubs, bars and restaurants are all within walking distance. Bristol City Centre is approximately one mile away whilst Temple Meads railways station is within a brisk fifteen minute walk.

THE OPPORTUNITY
The property now requires complete modernisation but will make a fine family home in this highly sought after location.

RENTAL APPRAISAL
The local lettings experts say:

The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £950 - £1050pcm will be achievable if finished to an appropriate standard. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

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 £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.

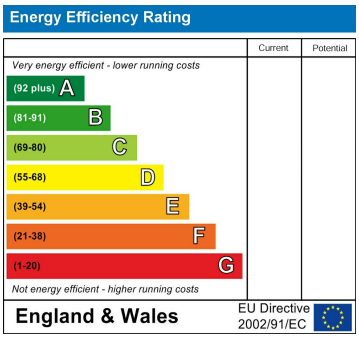
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including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

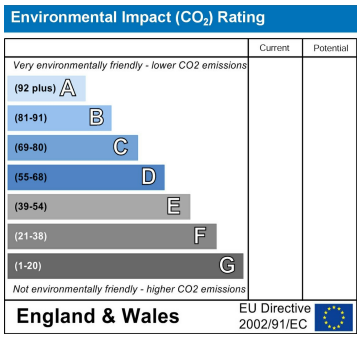
OFFERS
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been 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.

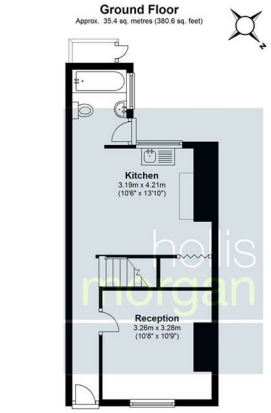
AUCTION BUYERS GUIDE VIDEO
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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 In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk



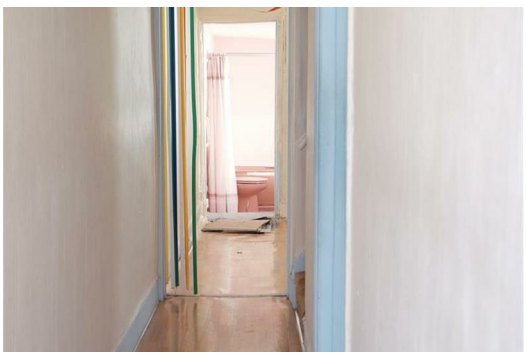




Total area: approx. 68.3 sq. metres (735.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.



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