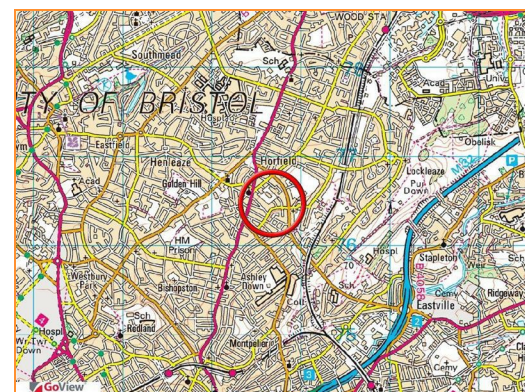
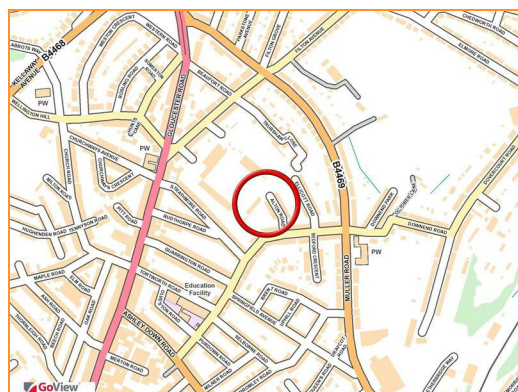




16 Alton Road, Horfield, Bristol, BS7 9PS

Sold @ Auction £277,000

Hollis Morgan JULY AUCTION - A mid terraced PERIOD PROPERTY (1030 Sq Ft) with enclosed GARDEN and now in need of BASIC UPDATING - Family HOME or INVESTMENT (4 Bed HMO)



16 Alton Road, Horfield, Bristol, BS7 9PS

FOR SALE BY AUCTION

*** SOLD @ AUCTION ***
GUIDE PRICE - £250k +
SOLD @ £270K

LOT NUMBER 38

Wednesday 19th July 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

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier by mutual consent.

SOLICITORS

Sharon Lee

Veale Wasborough Vizard LLP

Narrow Quay House, Narrow Quay, Bristol BS1 4QA

T: 0117 925 2020

E: slee@ww.co.uk

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

A mid terraced Leasehold period property (1030 Sq ft) arranged over 3 floors with enclosed rear garden.

Sold with vacant possession.

TENURE

The tenure of the house is Leasehold - refer to online legal pack.

LOCATION

The property is located in a quiet residential cul de sac close to the vibrant Gloucester Road which offers an array of independent retailers, pubs, bars, cafes and restaurants. Bristol City Centre is within three miles.

THE OPPORTUNITY

The property has been let for many years and would now benefit from basic updating.

INVESTMENT

Scope for a 4 - 5 Bedroom HMO subject to consents and rearranging internal layout.

FAMILY HOME

Once renovated the property would make a fine family home in the highly sought after cul de sac location.

Resale Value £350,000 +

RENTAL APPRAISAL

Having determined this property's viability for investment, we are pleased to offer our services to investors that are interested in purchasing the property at 16 Alton Road.

The Bristol Residential Letting Co. is one of the largest independent letting & property management companies specialising in the City of Bristol. As well as letting and management, we advise investors on potential investment opportunities. We identify investment properties for current landlords/investors and advise investors like you on the suitability of a property for the Bristol professional rental market.

Having been operating for 10 years, we now have 2 thriving branches. Our Clifton based branch covers the North of the City, while our Southville based branch covers the South of the City. By covering the majority of Bristol, we have become experts in our City.

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of:

3 bedroom house - £1300pcm

4 bedroom HMO - £1600pcm

5 bedroom HMO - £1900pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email (josh@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

ACCOMODATION

Entrance Vestibule

Door opening to lounge/dining room.

Lounge/Dining Room

4.42m max x 7.19m into bay

14'6 max x 23'7 into bay

UPVC double glazed bay window to front of property. UPVC double glazed patio door opening to rear garden.

Stairs ascending to first floor. Three radiators. Exposed wood flooring. Door leading to kitchen.

Kitchen

6.32m max x 1.91m max

20'9 max x 6'3 max

Windows to side and rear of property. Door opening to rear garden. A range of kitchen base units. Inset stainless steel twin bowl sink unit. Plumbed for washing machine. Wall mounted central heating boiler.

Radiator.

First Floor Landing

Doors to bathroom and bedrooms one and two. Stairs ascending to loft room currently used as a bedroom.

Bedroom One

4.06m x 3.18m

13'4 x 10'5

Two UPVC double glazed windows to front of property. Two fitted cupboards. Radiator.

Bedroom Two

3.15m x 2.69m max

10'4 x 8'10 max

UPVC double glazed window to rear of property. Fitted cupboard, radiator.

Bathroom

UPVC double glazed window to rear of property. Panelled bath, hand basin, low level WC. Radiator. Extractor fan.

Loft Room

4.42m max x 3.99m max

14'6 max x 13'1 max

UPVC double glazed window to rear of property. Radiator.

Rear Garden

Fenced and walled borders. Laid to lawn with hard standing path and patio.

EPC

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

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.

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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction. Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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 buyer's premium (£900) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £900) are required by the Auction Department at least two full working days before the auction.



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

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