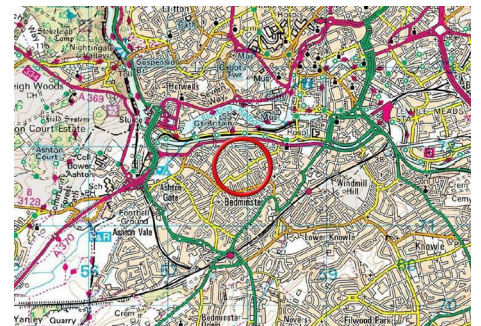
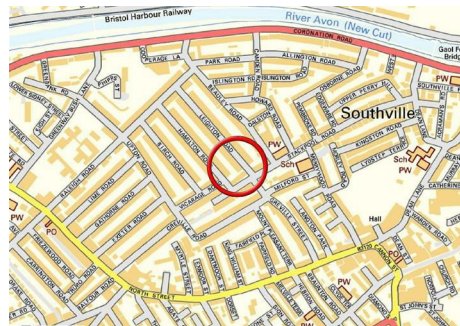




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## Rockcliffe, 84 Leighton Road, Southville, Bristol, BS3 1NU

Auction Guide Price £328,000 +++

A classic mid terraced double bay fronted period property arranged over two floors now in need of complete modernisation.

## FOR SALE BY AUCTION

GUIDE PRICE +++ £200,000

LOT NUMBER 31

Wednesday 30th April 2014

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 mid terraced double bay fronted period property arranged over two floors with extension to rear, large attic space and far reaching City Views towards the Clifton crescents and Cabot Tower. The property comprises two large ground floor reception rooms, spacious kitchen diner to rear leading to a south west facing garden. The first floor comprises three bedrooms with family bathroom.

## LOCATION

Leighton Road lies within the popular suburb of Southville. North Street is within walking distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away.

## THE OPPORTUNITY

The property has been vacant for many years and now requires complete modernisation and subject to gaining the necessary consents:

\*\*\* PLEASE NOTE \*\*\*

88 Leighton Road sold for £395k in January 2014.

PLUS ADJACENT ROAD...

85 Hamilton sold for £386,500 in Dec 2013

53 Hamilton Rd sold for £387,500 in Jan 2014

## FAMILY HOME

The property would make a fine family home with 3 bedrooms and scope for a 4th attic bedroom and open plan family living space on the ground floor leading out to a South West facing enclosed garden.

## FLAT CONVERSION

The property could be converted into 2 or 3 flats.

## THE LOCAL LETTINGS EXPERTS

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Having visited the property, Don Mc Keever of The Bristol Residential Letting Co suggests a rental range of £1100-£1300pcm will be achievable if refurbished to a n appropriate standard and let as a 3 bedroom house. £1200-£1400pcm will be achievable if let as a 4

bedroom house. If you would like to discuss your plans on the configuration and finish of the property in order to get an accurate rental valuation, 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.

## ACCOMMODATION

REFER TO FLOORPLANS

## BUYERS PREMIUM

Please be aware all purchasers are subject to a £350 + VAT buyers premium payable upon exchange of contracts.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit [www.tbchs.org.uk/about.html](http://www.tbchs.org.uk/about.html)

In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

## AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

## AUCTION FINANCE

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

## TESTIMONIALS

We are very proud of what are clients say about us - please visit our website to read our Testimonials: [www.hollismorgan.co.uk/auction-testimonials.html](http://www.hollismorgan.co.uk/auction-testimonials.html)

## AUCTION ACTION

### FLOORPLAN

### FLOORPLAN

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