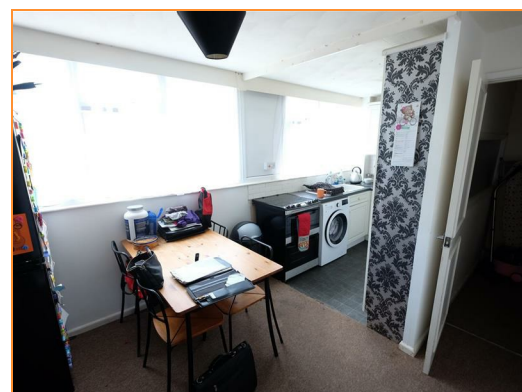
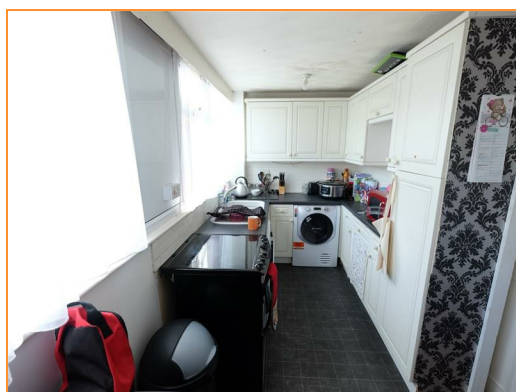
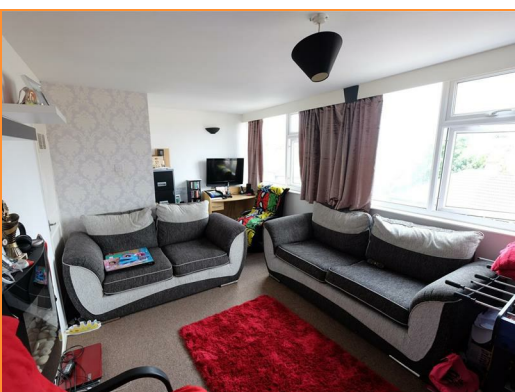




4 Rock Close, Brislington, Bristol, BS4 4LN

Auction Guide Price +++ £215,000

Hollis Morgan *** SOLD @ NOVEMBER AUCTION *** A modern end of terrace 3 / 4 BEDROOM HOUSE (1144 Sq Ft) with garage and fine VIEWS - potential income £12k - £16k pa



4 Rock Close, Brislington, Bristol, BS4 4LN

FOR SALE BY AUCTION
SOLD @ NOVEMBER AUCTION

GUIDE PRICE £195,000
SOLD @ £215,000

LOT NUMBER 15
Wednesday 30th November 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
Viewing by appointment.

SOLICITORS
Andrew Maxwell
Capstone Solicitors
62 Gloucester Road, Bishopston, Bristol, BS7 8BH
0117 942 8214
adm@capstonelaw.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 modern end of terrace three bedroom house with modern kitchen and separate reception room, roof terrace plus garage and fine views.
3 / 4 bedrooms and 1 / 2 reception rooms.
1144 Sq Ft

LOCATION
Rock Close is a quiet cul de sac situated within the popular suburb of Brislington. Local amenities and services are all within close proximity. Bristol City Centre is approximately three miles away.

THE OPPORTUNITY
Excellent family home or investment in this highly sought after location. The property is currently let for £750 pcm but the tenants have been in situ for a number of years on an AST agreement so there is scope to increase the rent (see rental appraisal) We understand the tenant has been served notice and the property will be sold with vacant possession. Potential for sub division into two one bedroom apartments subject to gaining the necessary planning consent. Potential for 4 Bed Rental - £400 per room pcm - £19,200

ACCOMMODATION
GROUND FLOOR

- Hallway
- Reception room 1
- Store room

FIRST FLOOR

- Kitchen / Dining room
- Reception room 2

SECOND FLOOR

- Bedroom 1
- Bedroom 2
- Bedroom 3

OUTSIDE

- Single garage
- Garden to front
- Outside roof terrace

RENTAL APPRAISAL
The local lettings experts say:

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent of £1000-£1100pcm subject to the property being refurbished for the professional market. 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 £750 + 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.

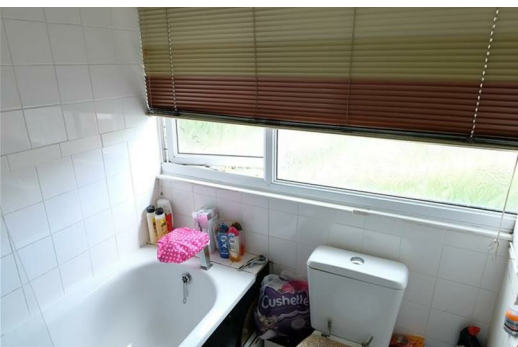
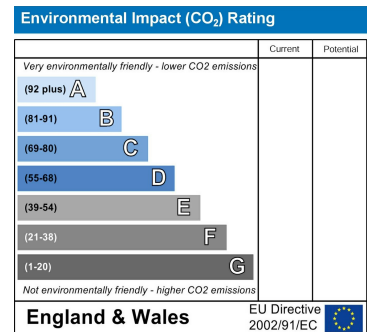
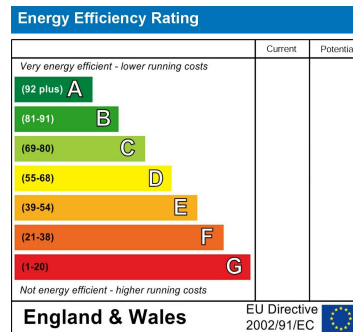
SURVEYS AND VALUATIONS
If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

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.

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 Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity - Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk



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

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