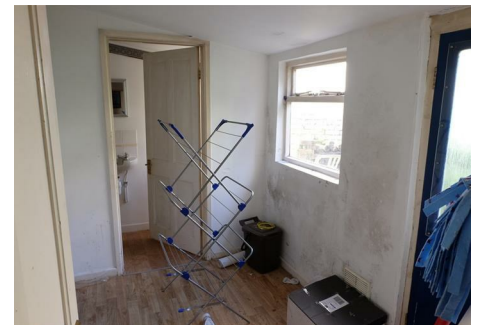
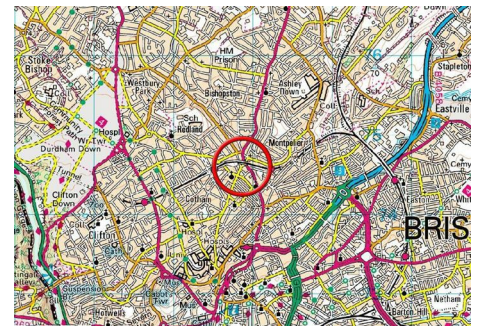




0117 973 6565
www.hollismorgan.co.uk
post@hollismorgan.co.uk

hollis
morgan
auction



147 Cotham Brow, Cotham, Bristol, BS6 6AD

Auction Guide Price £387,000 +++

A large PERIOD property now requiring UPDATING - capable of producing £23,664 per annum.

FOR SALE BY AUCTION

GUIDE PRICE - £300,000
SOLD @ AUCTION - £387,000

LOT NUMBER 4

Wednesday 15th April 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 large period property arranged over three floors with single story extension and small garden to rear.

The property is currently arranged as an HMO licensed student investment.

LOCATION

Cotham Brow is situated in the heart of the popular suburb of Cotham. Gloucester Road with it's wide variety of independent retailers, pubs, bars, cafes and restaurants is within walking distance. Clifton and Redland are also just a short walk away. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

FAMILY HOME / DEVELOPMENT

The property now requires updating.

Vacant possession from 30th June 2015

INVESTMENT

The property is currently let to group of 5 students on an AST agreement generating £22,620 per annum and terminating on 30th June 2015

Option to let for next academic year £23,664 per annum

NO AGREEMENT HAS BEEN SIGNED.

For further details please contact student lettings specialist Kingsley Thomas.

HMO license can be viewed with legal pack

ACCOMMODATION

Five bedrooms, two reception rooms, three bathrooms, kitchen, utility room and rear garden.

KINGSLEY THOMAS

Kingsley Thomas

1 & 3 Whiteladies Gate

Clifton

Bristol BS8 2PH

tel: (0117) 946 6767

fax: (0117) 974 1173

lets@kingsleythomas.co.uk

management@kingsleythomas.co.uk

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

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 our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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