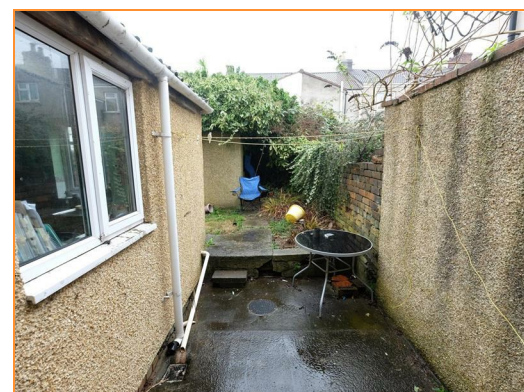




**Doddridge House, 1 Milton Park, Redfield, Bristol, BS5 9HQ**

**Sold @ Auction £171,000**

Hollis Morgan \*\*\* SOLD @ APRIL AUCTION \*\*\* - An END OF TERRACE period property ( 970 Sq Ft ) in need of UPDATING and ideal for FAMILY HOME or FLAT CONVERSION.



# Doddridge House, 1 Milton Park, Redfield, Bristol, BS5 9HQ

## FOR SALE BY AUCTION

\*\*\* SOLD @ AUCTION \*\*\*

GUIDE PRICE £140,000 +++  
SOLD @ £171,000

LOT NUMBER 1  
Thursday 6th April 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

## SOLICITORS

Tom Bowering  
Wards  
Offices: Bristol  
Tel: 0117 9292811  
Email: Tom.Bowering@wards.uk.com

## 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.

## PRE AUCTION OFFERS

Please note Pre Auction offers will NOT be considered for this lot.

## THE PROPERTY

An end of terrace two bedroom Freehold period property arranged over two floors with enclosed garden to rear. Sold with vacant possession

## EXTENDED COMPLETION

Completion is set for 6 weeks.

## LOCATION

Milton Park is a quiet cul de sac located just off the vibrant Church Road within the popular suburb of Redfield. Church Road is within close proximity and offers an array of independent retailers, convenience stores, pubs, cafes, bars and restaurants. Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

The property has been let for many years and now requires basic updating but would make a fine family home in this highly sought after location.  
There is scope to convert the building into two flats subject to consents - the central staircase allows for 2 x 1 bedroom flats with further accommodation if the attic is converted.

## IMPORTANT INFORMATION

Buyers must be aware that there is subsidence to the side of the property that will require attention and may affect the ability to secure mortgage funding on the property until rectified.

## RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this property would make a good rental investment if developed into flats. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £950pcm if let as a 2 bedroom house or £700pcm per flat if converted into 2 x 1 bedroom flats.

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 (£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.

## 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.

## 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.

## BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).  
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).  
10% deposit payment.  
Buyers premium payment.  
Details of your solicitor.

## PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque  
Bankers Draft  
Debit Card ( NOT CREDIT CARD )

## 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

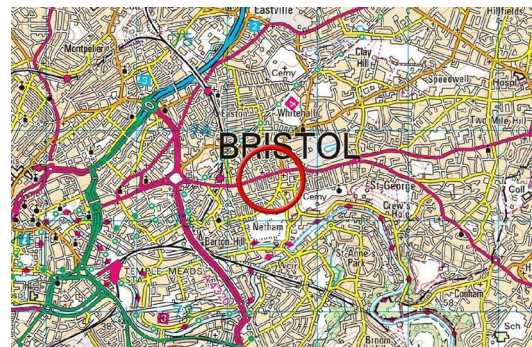
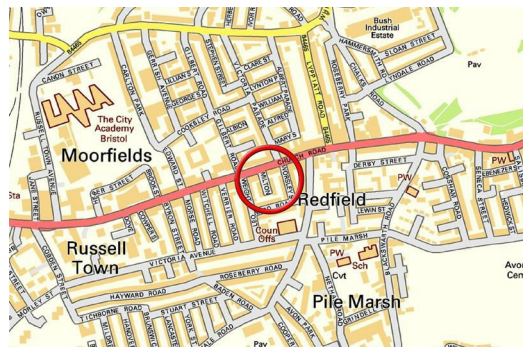
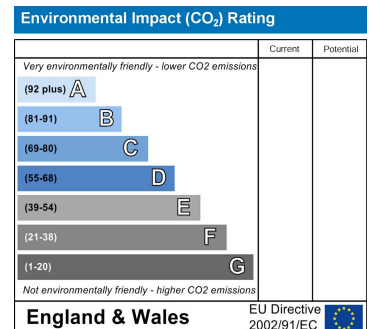
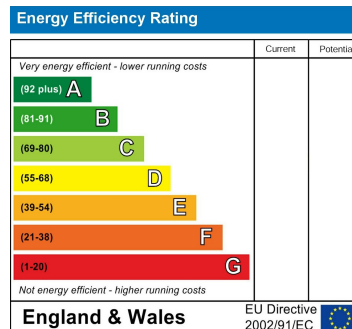
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## 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 Bristol based "Life for a Cure" as our 2017 Charity of the year which aims 'a LIFE for a CURE', to raise funds in support of finding the 'Ultimate Vaccine' for Meningitis B. We are delighted to announce that 5% of every buyer's premium will be donated to 'a Life for a Cure' which was founded as both a legacy to Ryan and to help raise awareness and valuable funds in search of the ultimate vaccine. This Bristol charity run purely on a voluntary basis is simply about working together to stop other amazing young lives being lost to meningitis. - to learn more about Ryans Story and this fantastic cause please visit there website. [www.ryanbresnahan.org/](http://www.ryanbresnahan.org/) In 2016 we raised £4,000 for Bristol based housing charity "Home Start" to learn more visit the charity section of our website - [www.hollismorgan.co.uk/charity/](http://www.hollismorgan.co.uk/charity/)



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