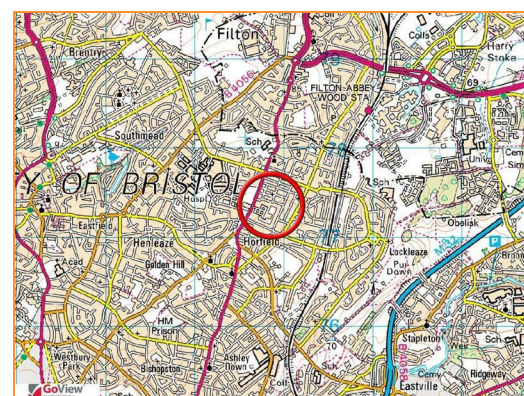
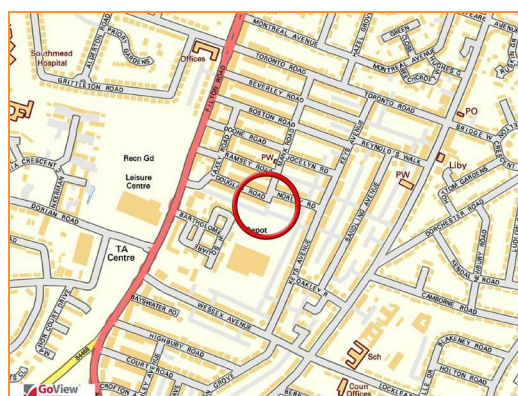




56 Douglas Road, Horfield, Bristol, BS7 0JD

Sold @ Auction £212,000

Hollis Morgan OCTOBER AUCTION LOT NUMBER 36 - A three bedroom mid terrace period house in need of basic UPDATING with the POTENTIAL for an attic conversion subject to PP.



56 Douglas Road, Horfield, Bristol, BS7 0JD

FOR SALE BY AUCTION

*** SOLD - £212,000 ***

LOT NUMBER 36

Wednesday 1st October 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

VIEWINGS

Weekly Set Viewing: (starting from w/c 25th August)

Thursdays 14:00 pm - 14:30 pm

Additional Weekend Viewings:

30th August - Saturday 12:15 pm - 12:45 pm

20th September - Saturday 12:15 pm - 12:45 pm

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties during the specified times and allow a minimum of 15 minutes to view.

Please note there will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Richard Harris

AMD

T: 0117 9730162

richardharris@amdsolicitors.com

15 The Mall, Clifton, Bristol, BS8 4DS

T: (0117) 974 4100

F: (0117) 974 4106

ONLINE LEGAL PACKS

Please visit our website www.hollismorgan.co.uk and follow the RED links "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 register to receive them if not yet available. You will also automatically be updated if any new information is added.

THE PROPERTY

A three bedroom mid terrace period house comprising of three bedrooms, two reception rooms, kitchen, bathroom and rear courtyard garden enjoying South Westerly views. Double glazed windows throughout and modern gas central heating system.

LOCATION

Douglas Road is a quiet residential street located just off Filton Road within the popular residential suburb of Horfield. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, pubs, bars and restaurants. Bristol City Centre is approximately three miles away.

THE OPPORTUNITY

Having let for many years the property would now benefit from basic updating to bring the house back up to speed to modern day standards. Once modernised the property could either make a fine family home on this popular residential street or be suitable for the buy to let investment market. Subject to gaining the necessary planning consents there may be scope for an attic conversion or conversion into two flats.

APPROACH

Private gated entrance with small front patio.

ENTRANCE

Leading to entrance vestibule.

HALLWAY

Single radiator and two storage cupboards.

RECEPTION ROOM 1

Single radiator, bay window feature to front and wooden top feature fireplace.

RECEPTION ROOM 2

Single radiator and window to rear.

KITCHEN

Range of floor and base kitchen units, 'Vaillant' combination boiler, window to side and double radiator.

UTILITY AREA

Floor and base kitchen units, stainless steel sink with drainer, window to rear and access to garden.

FIRST FLOOR

LANDING

Loft hatch and storage cupboard.

BEDROOM 1

Master bedroom with bay window feature to front, additional window to front and single radiator.

BEDROOM 2

Window to rear and double radiator.

BEDROOM 3

Window to rear and single radiator.

BATHROOM

Wash hand basin, paneled bath, towel rail, mirror cabinet, window to side and W.C.

GARDEN

South West facing rear courtyard garden.

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.

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

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

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

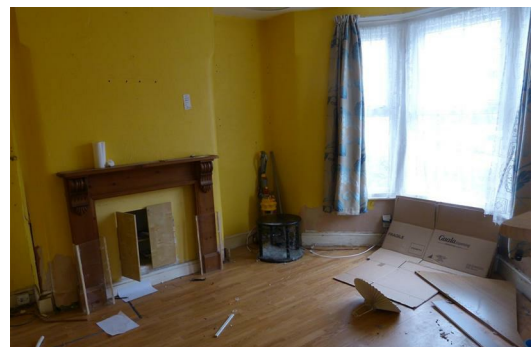
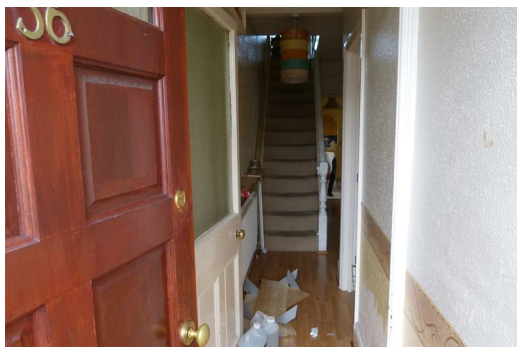
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

OFFERS

Pre auction offers can be submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ