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AUCTION
Freehold
Period Cottage
Requires Modernisation
Huge Rear Garden

0117 973 6565
www.hollismorgan.co.uk

43 Cadbury Heath Road, Cadbury Heath, Bristol, BS30 8BX

Sold @ Auction £195,000

Hollis Morgan JULY AUCTION - A period END OF TERRACE COTTAGE (926 Sq Ft) with LARGE GARDEN plus LAND to side - NOW IN NEED OF UPDATING.

*** SOLD @ HOLLIS MORGAN JULY AUCTION ***

GUIDE £115,000 +++

SOLD @ £195,000

LOT NUMBER 1

Wednesday 18th July 2018

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

PRE AUCTION OFFERS

On this occasion the vendor will NOT be seeking pre auction offers.

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.

You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.

Please note there are no viewings on Bank Holidays or on the day of the auction.

SOLICITORS

Angela Dunlop

Watkins Solicitors

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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.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be 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 Freehold end of terrace period cottage (926 Sq Ft) dating from 1901 arranged over two floors with large rear garden and additional land to the side of the property.

The property comprises of two reception rooms on the ground floor with kitchen and outbuildings to the rear and two bedrooms plus a family bathroom on the first floor.

LOCATION

The house is located on Cadbury Heath Road in between Cadbury Heath and Warmley. Local amenities and services are all within close proximity including independent retailers, bars, cafes, restaurants. Bristol City Centre is approximately eight miles away.

THE OPPORTUNITY

HOME FOR MODERNISATION

The property is now in need of modernisation but will make a fine home of investment in this highly sought after location.

SCOPE FOR EXTENSION

There is the possibility to extend the property to side and rear - subject to consents.

RENTAL APPRAISAL

About this property:

If this property were completely refurbished throughout and let as a 2 bedroom family home we would expect to achieve a rental income of £900pcm.

Next steps:

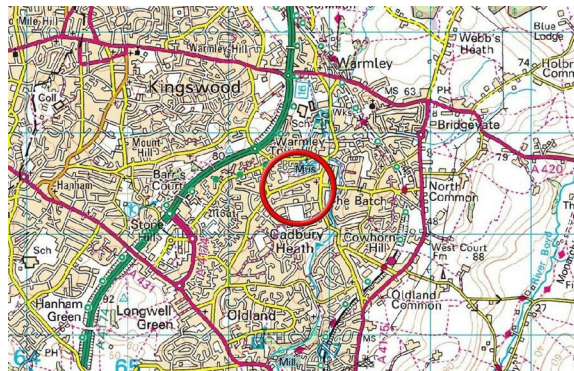
If you would like further information on our services or on this or any other property please contact us at our Bristol office on 01179 55 18 17 or via email at enquiries@piperproperty.co.uk. Alternatively please visit our website www.piperproperty.co.uk for information on our office locations, services and to find out how we do things differently.

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 £1000 + VAT (£1,200 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.



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