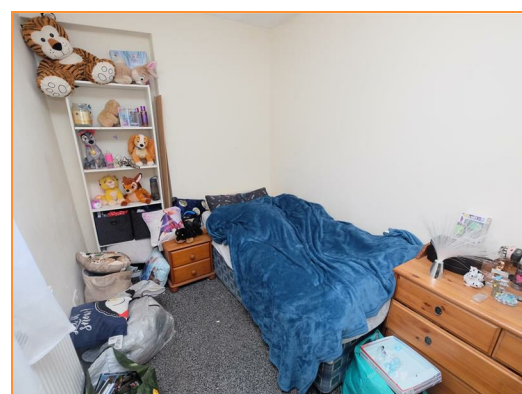
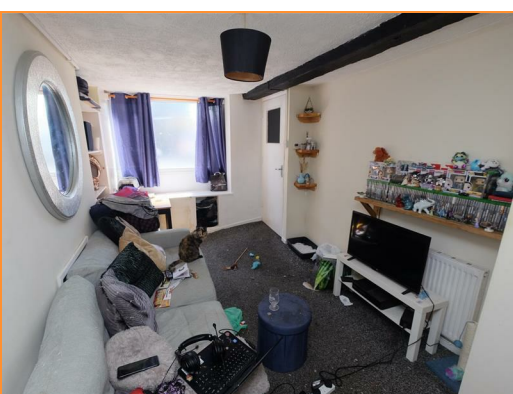




**5 Gloucester Road, Coleford, Gloucestershire, GL16 8BH**

**Sold @ Auction £125,000**

Hollis Morgan - SEPTEMBER ONLINE AUCTION - A Freehold BLOCK OF 3 X 1 BED FLATS ( 1460 Sq Ft ) all Fully Let producing an INCOME of £12,399 pa



# 5 Gloucester Road, Coleford, Gloucestershire, GL16 8BH

## FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £110,000  
SOLD @ £125,000

ADDRESS - 5 Gloucester Road, Coleford, GL16 8BH

Lot Number 22

The Live Online Auction is on Wednesday 14th September 2022 @ 17:30  
Registration Deadline is on Monday 12th September 2022 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

## VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.  
Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.  
There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

## EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

## 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.

## EPC

For full details of the EPC please refer to the online legal pack.

## GUIDE PRICE RANGE

14.9.22 - The vendors have amended the guide range to £110,000 - £125,000

## SOLICITORS

Ibrar Ahmed  
Solicitor  
Awan Legal Associates Limited  
135 High Street, Slough, Berkshire, SL1 1DN  
Tel: 01753 518 786  
Fax: 01753 257 306

## THE PROPERTY

A Freehold block of 3 self contained 1 bedroom flats | 1460 Sq Ft  
Sold subject to existing tenancies.

Local Authority: Forest Of Dean  
Council Tax band A

## SCHEDULE OF ACCOMMODATION

### GROUND FLOOR FLAT

Living Room - 4.93m x 2.51m (16'02 x 8'03) - Radiator, power points, front aspect upvc double glazed window.  
Door into:  
Kitchen - 2.21m x 2.16m (7'03 x 7'01) - Range of wall, base and drawer units, stainless steel single drainer sink unit, four ring electric hob and cooker hood above, power points, rear aspect glazed window. Door into:  
Bedroom 1 - 3.78m x 2.13m (12'05 x 7'00) - Wall mounted gas fired central heating boiler, radiator, rear aspect window.  
Bathroom - Close coupled W.C, wash hand basin with tiled splashbacks, shower cubicle with mains Triton shower attachment and tiled surrounds, radiator, rear aspect window.

### FIRST FLOOR FLAT

Entrance Hall - Door into:

Living Room - 4.52m x 3.61m (14'10 x 11'10) - Radiators, power points, front aspect double glazed window.  
Kitchen - 2.87m x 1.98m (9'05 x 6'06) - Range of fitted wall, base and drawer mounted units, space for washing machine, tumble dryer and fridge freezer, partly tiled walls, wall mounted gas fired central heating boiler, rear aspect glazed window.  
Bedroom 1 - 3.51m x 2.64m (11'06 x 8'08) - Radiator, power points, front aspect double glazed window.  
Bathroom - 2.84m x 1.65m (9'04 x 5'05) - Bath, close coupled W.C, pedestal wash hand basin with tiled surrounds.

### TOP FLOOR FLAT

Kitchen/Living Space - 4.72m x 9.32m (15'06 x 30'07) - Range of fitted wall, base and drawer mounted units, built in oven with four ring gas hob and cooker hood above, space for fridge freezer, stainless steel sink unit with hot and cold taps over, power points, radiator, front aspect double glazed window, Velux ceiling sky lights,  
Shower Room - Close coupled W.C, shower cubicle with tiled surround and shower attachment over, wash hand basin, Velux ceiling sky light.  
Bedroom 1 - 3.02m x 2.51m (9'11 x 8'03) - Power points, radiator, front aspect double glazed window.

## LOCATION

Coleford is a bustling and picturesque town in the popular Forest of Dean area with its magnificent historic woodlands providing leisure opportunities such as walking cycling and use of the steam railway and visits to disused mines. Chepstow is within easy travelling distance connecting with the M4 motorway and thus providing connections to Newport, Cardiff and Bristol via the first Severn Bridge.

## THE OPPORTUNITY RESIDENTIAL INVESTMENT

The Freehold block of flats are fully let producing an income of £1033 pcm | £12,399.96

Flat 1 - £303.33pcm  
Flat 2 - £390.00pcm  
Flat 3 - £340.00pcm

All on AST tenancies which commenced on 21 April 2021 - Refer to legal pack.

## REDUCED PRICE FOR AUCTION

Previously listed with local agents for £180,000 and reduced for sale by auction.

## STANDARD AUCTION INFORMATION 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.

## 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 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.

## PRE-AUCTION OFFERS

Some vendors are willing to consider offers prior to the auction.  
Pre-auction offers can ONLY be submitted by completing the online PRE-AUCTION OFFER FORM  
The form can be found on the Hollis Morgan website on the individual auction property listings – look for the big red button.  
Please note offers will not be considered until you have inspected the COMPLETE LEGAL PACK once it has been released.  
There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when our client's solicitor informs us no further information is due to be added.  
In the event of an offer being accepted the property will only be removed from the online auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£1000 + VAT) to Hollis Morgan.  
Contracts can be exchanged via the solicitors or at the Hollis Morgan offices by appointment only.



e-mail: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

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

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