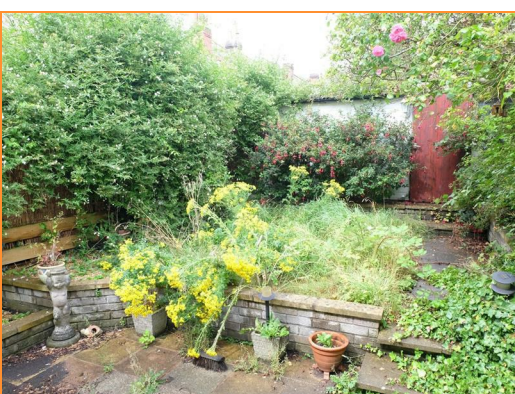




**15 Darnley Avenue, Horfield, Bristol, BS7 0BS**

**Sold @ Auction £271,000**

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER 5 - An end of terrace three bedroom 1930's now in NEED OF BASIC UPDATING with enclosed rear garden and scope for ATTIC CONVERSION subject to PP.



# 15 Darnley Avenue, Horfield, Bristol, BS7 0BS

## FOR SALE BY AUCTION

SOLD @ AUCTION - £271,000  
GUIDE - £240,000 + + +

## LOT NUMBER 5

Wednesday 30th September 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

## VIEWINGS

SET VIEWING TIMES -

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.

## SOLICITORS

Beth Heley  
beth.heley@withyking.co.uk  
T: 01225 730 269 (DDI)  
T: 01225 730 100

## ONLINE LEGAL PACKS

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 register to receive them if not yet available. You will be automatically be updated if any new information is added.

## THE PROPERTY

An end of terrace three bedroom house in need of minor updating and modernisation.

## LOCATION

Darnley avenue is a quiet residential neighbourhood within the leafy suburb of Horfield. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, affluent bars, pubs, cafes and restaurants. Excellent bus links are also widely available to Bristol City Centre which is approximately four miles away.

## THE OPPORTUNITY

Internally the accommodation is in need of basic updating with a number of suitable uses:

- 1.) Three bedroom family home
- 2.) Student investment (subject to gaining the necessary consents)
- 3.) Renovation project - attic conversion / extension to rear.
- 4.) Rental investment

## ACCOMMODATION

GROUND FLOOR  
Hallway, two reception rooms, WC and kitchen.

## FIRST FLOOR

Three bedrooms, and bathroom.

## ATTIC

Boarded attic space with stairs from bedroom 2

## OUTSIDE

Patio garden to front and rear garden. Large Shed

## RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this 3 bedroom house would make a good rental investment. Having visited the property, Danny Dean of The Bristol Residential Letting Co suggests a rental range of £1200 - £1300pcm will be achievable on this property if refurbished and furnished to an appropriate standard. If you would like to discuss more detail on the potential for rental, you can call me (0117 973 5237) or email (danny@bristolreslet.com) for a no obligation discussion. Alternatively why not drop into my Office (19 Clifton Down Shopping Centre, Whiteladies Rd, Clifton, Bristol, BS8 2NN) where I am always happy to advise investors on maximising their investment.

## 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 VIDEO

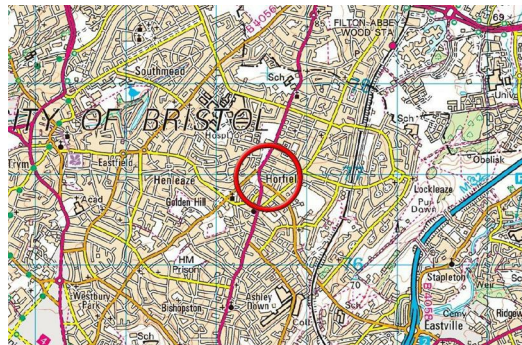
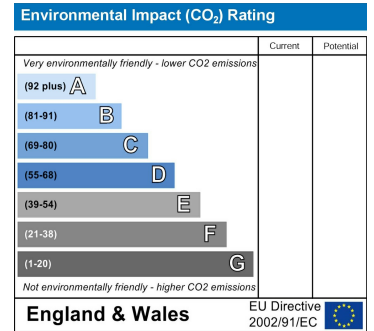
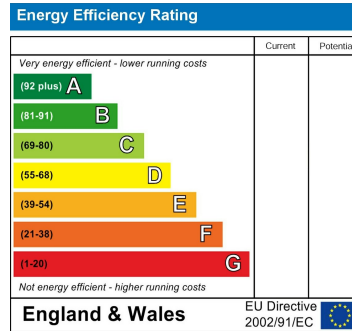
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

## 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 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



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**

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