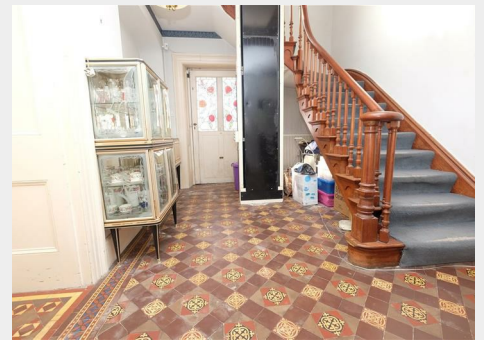


## Sunnybank House, Sparrow Hill, Coleford, Gloucestershire, Sold @ Auction £265,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 29th JULY 2020
- KEEP UPDATED – REGISTER FOR LEGAL PACK
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD ONLINE LEGAL PACKS
- JULY 2020
- DETACHED FAMILY HOME
- STUNNING PERIOD FEATURES
- SOUTH WEST FACING GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan \*\*\* RECORD BREAKING JULY AUCTION - OVER £15M SOLD! \*\*\*A charming Freehold DETACHED FAMILY HOME ( 2976 Sq Ft ) with SOUTH WEST FACING GARDEN and now in need of UPDATING but with HUGE POTENTIAL.

# Sunnybank House, Sparrow Hill, Coleford, Gloucestershire, GL16 8AS

## Accommodation

### ADDRESS

Sunnybank House, Sparrow Hill, Coleford, GL16 8AS

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD BY AUCTION \*\*\*

GUIDE £245,000 +++  
SOLD @ £265,000

Lot Number 47

The Live Online Auction is on Wednesday 29th July at 18:00

The sale will be streamlined LIVE ONLINE and you can BID by telephone, proxy or via your computer with your unique bidding PIN. Registration is a simple 3 step process – download the online auction buyers guide for further details  
Or simply email bid@hollismorgan.co.uk

### PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.

Pre auction offers can only be submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to - olly@hollismorgan.co.uk

Please note offers will not be considered until the COMPLETE LEGAL PACK has been released.

You will be emailed a note to confirm the AUCTION PACK NOW COMPLETE and then offers can be submitted.

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 buyer's premium ( £1,200 ) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

### 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.

Please note government regulation on groups sizes and safe social distancing must be practiced at all times – please bring your own gloves and facemask.

You may be asked to wait outside before it is safe to enter – please understand and respect this request.

If you have shown any symptoms of Covid (19 ) in the last 10 days we would respectfully ask you to not attend the viewing.

The safety of our clients and staff is our number one priority and we thank you for your understanding.

Please note that hard copy of details will not be provided but will have been emailed to you with instructions on how to bid and what happens next before the viewing.

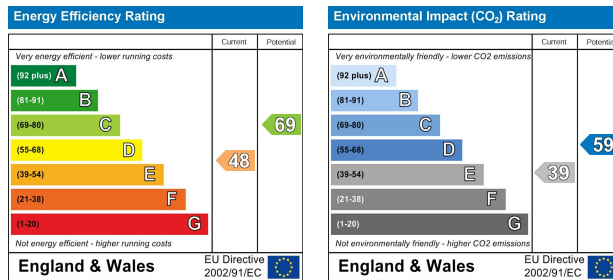
### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

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

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.