

estate agents **auctioneers**

**hollis
morgan**



52 Clarendon Road, Redland, Bristol, BS6 7ET

Sold @ Auction £905,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 4 - A vacant large VICTORIAN FAMILY HOME (3098 sq ft) with fantastic VIEWS in a highly sought after location - REDUCED PRICE for Auction.

FOR SALE BY AUCTION

*** SOLD PRIOR ***

LOT NUMBER 4 2016

Wednesday 24th February

All Saints Church Pembroke Road, Clifton, Bristol BS2 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

VIEWINGS

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.

ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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.

SOLICITORS

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THE PROPERTY

This imposing late Victorian stone built property of huge charm and character benefits from a delightful elevated position enjoying a south westerly aspect and spectacular views from the upper floors of the picturesque urban landscape of the period suburbs of Bristol to the open countryside beyond.

As you would expect the property exudes the ambience of this confident period of building with an impressive entrance hallway with a cloakroom and a wide and gentle staircase of generous proportions leading to the top floor without any diminution in size. Elegant rooms are approached from the hallway and large landings and with an overall 3,098 sq feet of accommodation it is well suited for a modern family.

The hall floor comprises a cloakroom, drawing room, study, dining room, kitchen, utility and conservatory whilst the remaining floors provide a plethora of bedrooms and two bathrooms. Fully centrally heated and with period features and modern fittings this house epitomises the advantages that make these buildings so desirable as family homes in this sought after area.

There is a small front garden and an enclosed rear garden with a lawn and surrounding shrubs which provides an ideal area for barbecues etc.

Redland is a Residents Parking area but, for the more energetic, there is a bicycle shed by the entrance.

LOCATION

The property is adjacent to Redland Green and the most prestigious Redland Green School. It is, in fact, hard to also beat the convenience of this location with the University of Bristol and the business areas of the city within walking distance whilst The Downs with its acres of open land bounded on the south western side by the spectacular Avon Gorge and Clifton Suspension Bridge are all easily accessible. Redland Lawn Tennis and Fitness club are within 100 yards whilst Cabot Circus and other shopping facilities are located in the centre of the city within a just over a mile together with a wide choice of entertainment and leisure activities which all add to the advantage and pleasure of life in this very peaceful leafy enclave.

THE OPPORTUNITY

Reduced price for sale by public auction.

Exceptional value in this highly sought after area.

Vacant Possession.

SURVEY

There is a structural survey available to download with the online legal pack

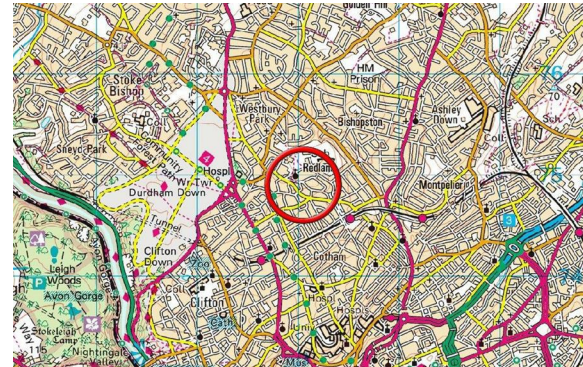
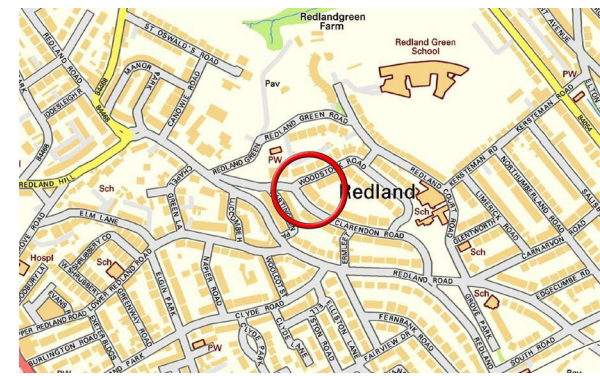
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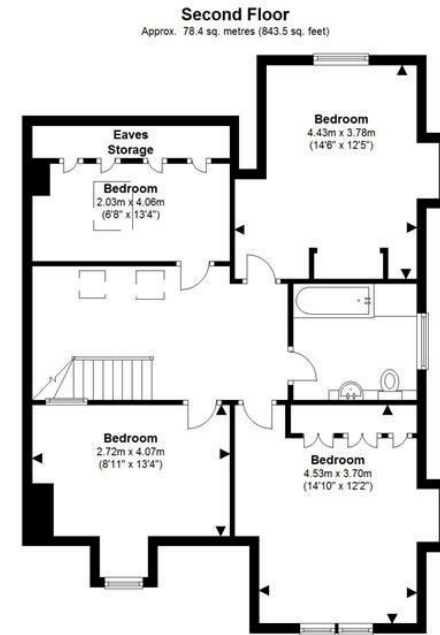
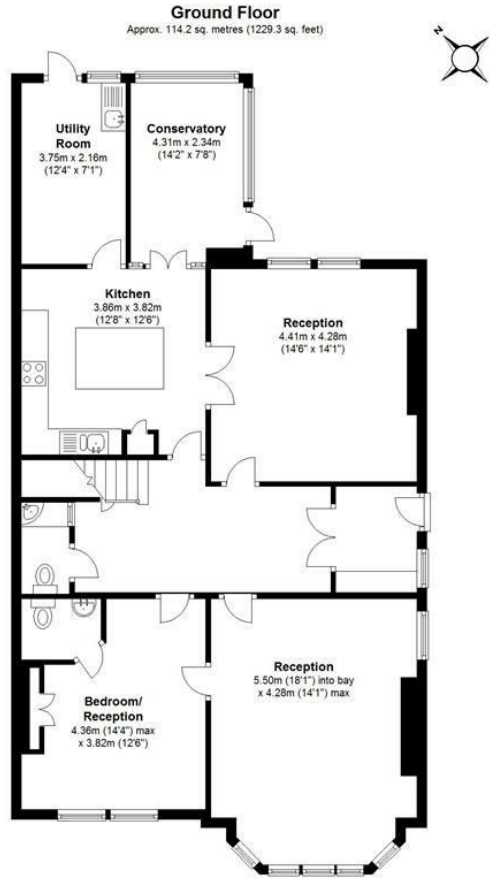
RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. are confident this family home would make a good rental investment. Having visited the property, Danny Dean of The Bristol Residential Letting Co suggests a rental range of £2500-£2750pcm will be achievable. 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.





Total area: approx. 287.9 sq. metres (3098.8 sq. feet)

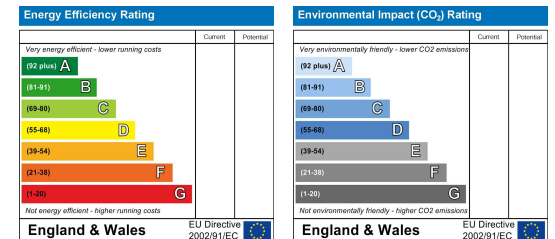
Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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