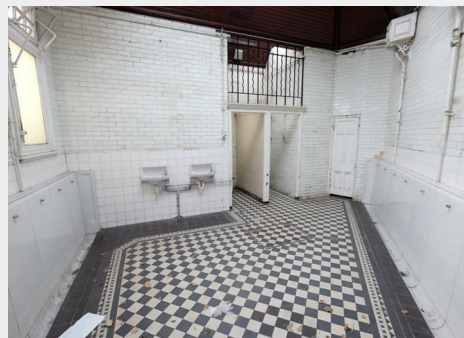
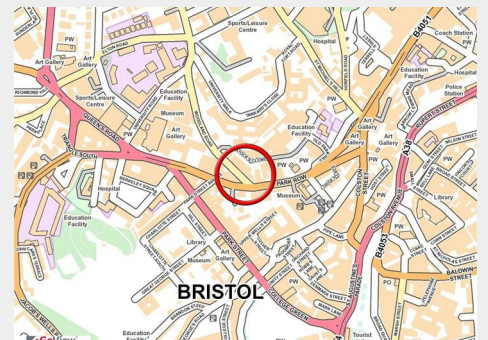


The Edwardian Cloakroom, Woodland Road, Kingsdown, Sold @ Auction £215,000



- For Sale By Public Auction
- Wednesday 29th November
- All Saints Church, Clifton, BS8 2HY
- Weekly Set Viewings
- Download Online Legal Packs
- NOVEMBER 2017
- QUIRKY BUILDING
- CENTRAL LOCATION
- WOULD SUIT RANGE OF USES
- SOLD WITH VACANT POSSESSION

Hollis Morgan NOVEMBER AUCTION - A quirky Grade II Listed Edwardian Cloakroom (651 Sq Ft) in a Central location with HUGE POTENTIAL for a range of uses.

The Edwardian Cloakroom, Woodland Road, Kingsdown, Bristol, BS8 1US

Accommodation

FOR SALE BY AUCTION

*** SOLD @ NOVEMBER AUCTION - 95% SUCCESS RATE AND OVER £10M OF LAND AND PROPERTY SOLD ***

GUIDE £75,000 +++
SOLD @ £215,000

LOT NUMBER 47
Wednesday 29th November 2017
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

EXTENDED COMPLETION

Completion is set for 10th January 2018 or earlier subject to mutual consent.

PRE AUCTION OFFERS

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

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

Paul Bromhead
BCC Legal Services

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.
*** 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 quirky Edwardian former cloakroom (651 Sq Ft) dating from 1904 that has been closed since 2001 and retains many original features.
Grade II Listed and sold with vacant possession.

LOCATION

The cloakrooms are located at the start of Woodland Road within the affluent suburb of Kingsdown close to Bristol University and Park Street. Local amenities and services are all within close proximity including bars, cafes, restaurants, independent retailers and the Bristol Royal Infirmary.



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Floor plan

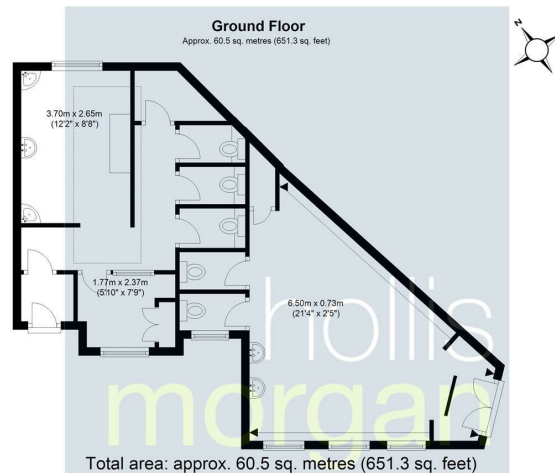
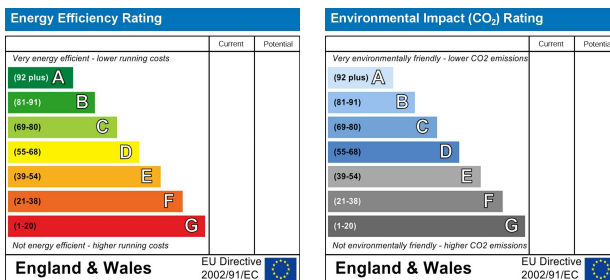


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

The Edwardian Cloakroom, Woodland Road/Park Row, Bristol

EPC Chart



Auction Property Details Disclaimer

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Please refer to our website for further details.