

estate agents **auctioneers**

**hollis
morgan**



2 Sydney Row, Harbourside, Bristol, BS1 6UU

Asking Price £370,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 48 - A mid terrace Georgian property (1005 Sq Ft) arranged over 3 floors plus basement and enclosed GARDEN - now in need of COMPLETE UPDATING.

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.

SOLICITORS

Janet Hartnoll
Property Lawyer
Bristol City Council
Legal Department
City Hall, College Green, Bristol BS1 5TR
Tel: 0117 92 22325
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THE PROPERTY

A mid terraced Georgian property arranged over three floors plus basement and enclosed rear garden.

LOCATION

Sydney Row is a quiet residential area located just off Cumberland Road on the Harbourside and Hotwells borders. Local amenities and services including friendly local public houses, restaurants, cafes and affluent bars are all within walking distance. Bristol City Centre is less than a mile away.

THE OPPORTUNITY

The property now requires complete updating but has the potential for a fine family home or excellent investment in this highly sought after area of the City. Scope for conversion to flats subject to gaining the necessary consents.

RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property – calum@hollismorgan.co.uk

Calum Says; " This is an interesting location within walking distance of both North Street and the Harbourside - I would suggest that once refurbished to a high standard resale values are in excess of £375,000"

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £1800 - £2000pcm will be achievable if refurbished for the professional market. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

ACCOMMODATION

BASEMENT LEVEL

- Reception room 1
- Reception room 2

GROUND FLOOR

- Kitchen
- Reception room 1

FIRST FLOOR

- Bedroom 1
- Bathroom

SECOND FLOOR

- Bedroom 2
- Bedroom 3

OUTSIDE

- Rear garden



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