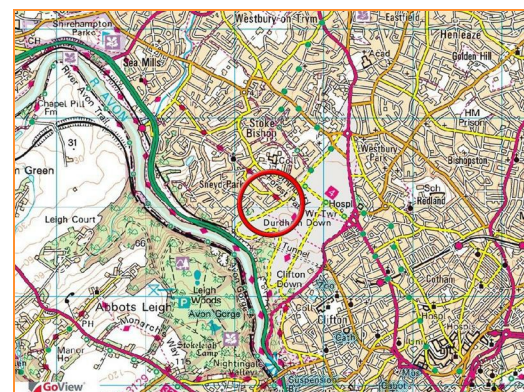
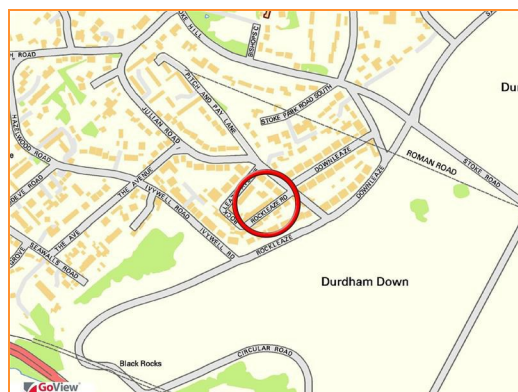




**Ground Floor Maisonette, 3 Rockleaze Road, Sneyd Park, Bristol, BS9 1NF**

**Sold @ Auction £260,000**

Hollis Morgan \*\*\* SOLD @ APRIL AUCTION \*\*\* - A charming ( Vacant maisonette - 1184 Sq Ft ) close to Durdham Downs.



# Ground Floor Maisonette, 3 Rockleaze Road, Sneyd Park, Bristol, BS9 1NF

## FOR SALE BY AUCTION

\*\*\* SOLD PRIOR TO AUCTION \*\*\*

GUIDE PRICE £250,000 +++  
SOLD PRIOR @ £260,000

## LOT NUMBER 30

Thursday 6th April 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

## WEEKLY SET VIEWING

By appointment only with Hollis Morgan.

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

Stephen Parker  
Partner at Barcan+Kirby LLP  
Tel: 0117 325 2929  
Email: S.Parker@barcankirby.co.uk

## 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

The property is a former Bakery that has been cleverly converted into a unique maisonette occupying the ground and lower ground floor with courtyard garden and located a few moments from Durham Downs. The maisonette is offered in excellent decorative order with spacious accommodation including large entrance hall, modern fitted kitchen, open plan living space, sun room, courtyard garden plus two bedrooms and two bathrooms. Residue of 999 year lease

## EXTENDED COMPLETION

Completion is set for 6 weeks.

## LOCATION

Situated in the exclusive and leafy suburb of Sneyd Park this property lies within a few hundred yards of the downs with its acres of open land, bounded on the southern side by the spectacular Avon gorge. A short walk across the downs provides access to Clifton and Whiteladies road with its eclectic range of shops, restaurant and boutiques whilst to the North is Westbury Park with Waitrose etc within a few minutes drive. Whilst the City Centre is easy accessible with its educational facilities, business areas, shopping centres and leisure activities.

## THE OPPORTUNITY

Excellent investment or flat for owner occupier in this highly sought after location. Reduced price for sale by auction.

## IMPORTANT NOTICE

Buyers must note the lower ground floor of the property may not comply with mortgage lending criteria or current building regs and must make their own enquiries.

## RENTAL APPRAISAL

The Local Experts Clifton Rentals say;

This well presented two bed property provides a good layout for a rental property. The successful purchaser would need to ensure the bedrooms comply with building regulation regarding means of escape. There is however scope to re configure the layout internally both upstairs and downstairs. The rental market in Sneyd Park is always strong and for a two bed flat you would achieve £1300-£1400PCM.

If you have any questions or queries regarding this valuation please contact us on 0117 911 3423, 07854367689 or info@clifton-rentals.co.uk

## ACCOMMODATION

Entrance With Porch

- Via obscured glass double wooden front door with lite window above.

Hallway

- Doors to kitchen and bathroom, glazed door to living room, opening to study area, oak flooring with inset floor lights, underfloor heating.

## Study Area

- Fitted storage cupboard with double doors, oak flooring, original wooden shutters over large glass windows to front, underfloor heating.

## Kitchen 12'2" x 7'0" (3.71m x 2.13m)

-Range of wall and base units with work surface over, sink and drainer with mixer tap over, under sink independent water heater, integrated electric oven with induction hob and extractor hood over, space for fridge freezer and plumbing for dishwasher, tiled splash backs, extractor fan, oak flooring, wooden shutters over large glass windows to front, glazed door to living dining room, underfloor heating.

## Bathroom 7'2" x 5'9" (2.18m x 1.75m)

- Low level WC, modern wash hand basin with mixer tap, Jacuzzi bath with shower and oak panelling, fully tiled throughout, recessed spotlights, extractor fan, upper wall obscured feature window, chrome heated towel rail, shaving point, underfloor heating.

## Living/ Dining Room 21'10" x 11'3" (6.65m x 3.43m)

- Oak flooring with underfloor heating, wooden glazed double door to courtyard patio, glazed door to hallway, opening to sun room, built-in shelving with decorative glass window to hallway.

## Sun Room 9'11" x 8'8" (3.02m x 2.64m)

- Double glazed windows to both sides, double glazed door to courtyard, Velux skylight, tiled floor.

## Small Landing

- Accessed from living room, oak flooring, stairs to lower ground floor, glazed door.

## Utility Room

- Solid wood work surface unit fitted for washing machine and tumble dryer, wash hand basin, wall mounted cupboard, tiled floor, Velux skylight, double glazed window and door to courtyard, double glazed window to rear.

## Lower Ground Floor

## Hallway

- Fitted storage cupboard housing hot water tank, attractive leaded double doors to bedroom one, door to bedroom two, door to shower/wet room, further fitted under stairs storage cupboard.

## Bedroom One 17'7" x 10'5" (5.36m x 3.18m)

- Engineered oak flooring, double leaded door entrance, wall mounted electric fan fire with granite hearth, leaded glazed door to fitted wardrobe. Casement window to front with double wooden and glazed doors.

## Bedroom Two 18'0" x 10'1" (max) (5.49m x 3.07m)

- Engineered oak flooring, interior obscured glass brick wall feature, casement window to rear, underfloor heating.

## Shower Room

- Low level WC, contemporary wash hand basin, electric Mira Azora shower, recessed spotlights, fully tiled walls and floor with feature lite window, extractor fan, and underfloor heating.

## Outside

## Courtyard

- Rear patio courtyard with fitted storage shed and steps to small decking area for sunbathing on top.

## 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 £750 + VAT (£900 inc 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.



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