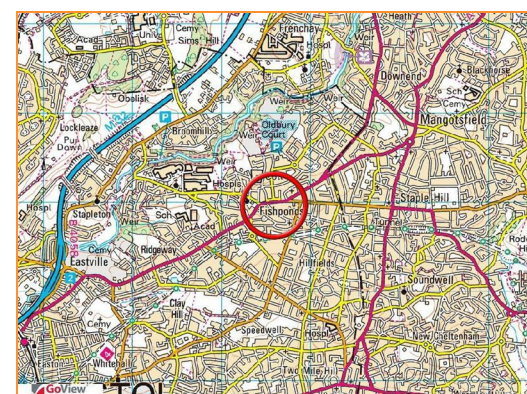




854A, Fishponds Road, Fishponds, Bristol, BS16 3XA

Sold @ Auction £141,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 2 - A HALL floor flat (706 Sq Ft) with GARDEN and PARKING - now in need of MODERNISATION.



854A, Fishponds Road, Fishponds, Bristol, BS16 3XA

FOR SALE BY AUCTION
GUIDE PRICE - £120K +++
SOLD @ AUCTION - £141K

LOT NUMBER 2
Wednesday 24th February 2016
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

VIEWINGS
Every Tuesday @ 10:45 am

Saturday 13th February @ 10:00

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
Solicitor
07469 029 520
paul.bromhead@bristol.gov.uk
DX7827 Bristol

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.

BRISTOL CITY COUNCIL
This lot is offered on behalf of Bristol City Council.

PRE AUCTION OFFERS
Bristol City Council will not accept any pre auction offers on this Lot.

THE PROPERTY
Occupying the hall floor of this period terraced property with spacious accommodation (706 Sq Ft) plus enclosed rear garden with rear access / off street parking.
Gas Central Heating.

TENURE
"Bristol City Council is selling its registered Leasehold Estate which has an unexpired term of 999 years from the 24th June 1904 subject to an underlease of flat 854b for a term of 885 years".

LOCATION
The property is situated on the vibrant and bustling Fishponds Road. A vast array of local amenities are immediately available including independent retailers, convenience stores, cafes, bars, restaurants. Bristol City Centre is approximately three miles away.

THE OPPORTUNITY
The property now requires complete updating but has the potential for a fine home or excellent investment in this highly sought after area close to the City Centre.

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 £750 - £800pcm 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.

ACCOMODATION
HALL FLOOR

Communal entrance vestibule
Hall
Bedroom 1
Bedroom 2
Reception Room
Kitchen
Bathroom

OUTSIDE

Rear Garden / Parking

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 buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

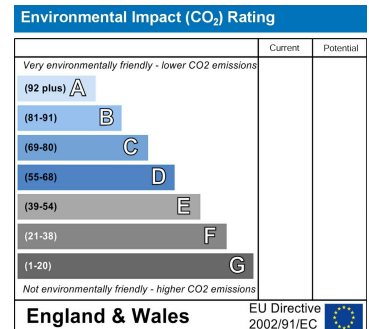
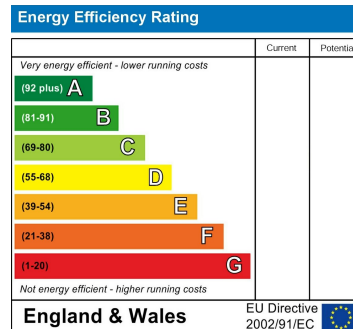
GUIDE PRICE
An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller 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.

AUCTION BUYERS GUIDE VIDEO
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

TESTIMONIALS
We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR
Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk



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