



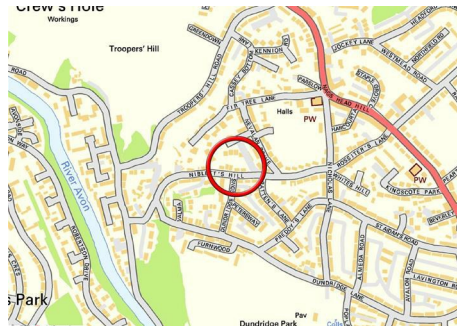
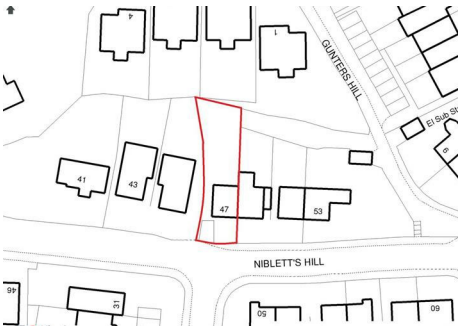
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auCTION



47 Niblett's Hill, St. George, Bristol, BS5 8TP

Auction Guide Price £218,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 56 - A semi detached modern property (882 Sq Ft) set in an ELEVATED position with VIEWS, garage and LARGE GARDEN and rear access.

47 Niblets Hill, St. George, Bristol, BS5 8TP

FOR SALE BY AUCTION

GUIDE PRICE - £160K +++
SOLD @ AUCTION £218K

LOT NUMBER 56

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

SOLICITORS

Kevin Froud

Legal Services

Bristol City Council

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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

A semi detached modern property set in an elevated position with views, single garage and large garden to rear.

LOCATION

Niblets Hill is located within the St. George and Hanham borders. Local amenities and services including independent retailers, convenience stores and cafes are all within close proximity. Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

The property would now benefit from some basic updating but has a modern kitchen and bathroom and would make an excellent family home or investment in this highly sought after area.

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