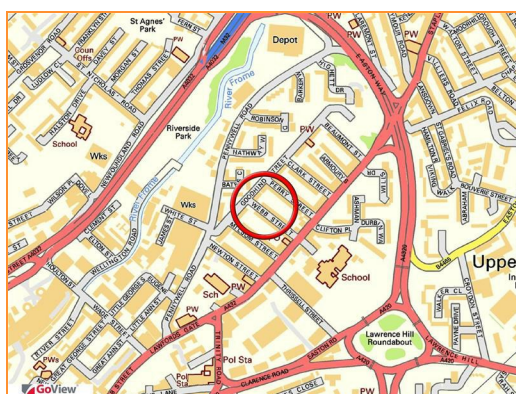




21 Webb Street, Easton, Bristol, BS5 0SU

Sold @ Auction £193,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 25 - A mid terraced 2/3 bedroom 1/2 reception PERIOD property (969 Sq ft) arranged over two floors with enclosed rear garden now in need of COMPLETE UPDATING.



21 Webb Street, Easton, Bristol, BS5 0SU

FOR SALE BY AUCTION
 GUIDE PRICE - £120K +++
 SOLD @ AUCTION - £193K

LOT NUMBER 25
 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
 Peter Wilcox
 Property Lawyer
 Legal Services - Property
 DX 7827 Bristol
 Tel: 0117 92 22325
 Email: peter.wilcox@bristol.gov.uk

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 mid terrace 2/3 bedroom 1/2 reception period property (969 Sq Ft) arranged over two floors with enclosed rear garden.

LOCATION
 Webb Street is located just off the vibrant Stapleton Road within the cosmopolitan suburb of Easton. Local amenities including convenience stores, mini supermarkets, cafes and restaurants are all within close proximity including Cabot Circus which is short fifteen minute walk away. Bristol City Centre is approximately one 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 close to the City Centre.
 Scope for conversion to flats subject to gaining the necessary consents.

ACCOMMODATION
 GROUND FLOOR

Reception room 1
 Reception room 2
 Kitchen

FIRST FLOOR

Bedroom 1
 Bedroom 2
 Bathroom

OUTSIDE

Rear garden

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.

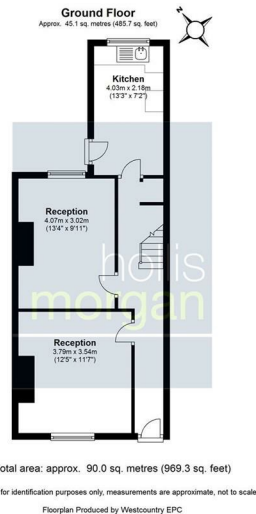
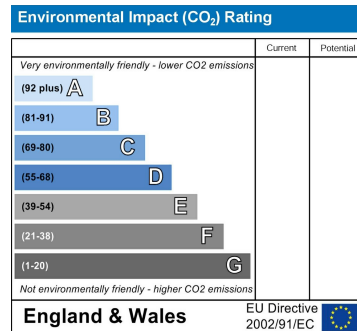
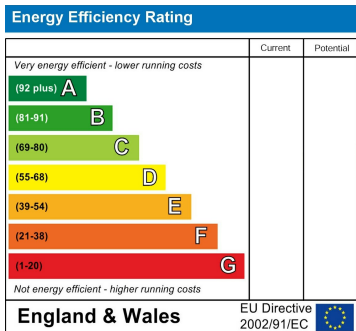
GUIDE PRICE
 An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller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