

## Woodbine Cottage, 44 Upper Belgrave Road, Clifton, Bristol, Sold @ Auction £590,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH OCTOBER 2023
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE - FREE TO DOWNLOAD
- SOLD @ OCTOBER ONLINE AUCTION
- FREEHOLD VACANT COTTAGE
- BASIC UPDATING | PREVIOUSLY HMO
- SCOPE FOR EXTRA FLOORS + PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold 3 / 4 BED COTTAGE ( 1331 Sq Ft ) in need of BASIC UPDATING with scope for EXTRA STOREYS and OFF STREET PARKING with STUNNING VIEWS.

# Woodbine Cottage, 44 Upper Belgrave Road, Clifton, Bristol, BS8 2XN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE - £550,000 +++  
SOLD @ £590,000

ADDRESS | 44 Upper Belgrave Road, Clifton Bristol, BS8 2XN

Lot Number 12

The Live Online Auction is on Wednesday 18th October 2023 @ 17:30  
Registration Deadline is on Monday 16th October 2023 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

#### VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.  
Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.  
There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

#### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

#### 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.  
Press the GREEN button 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. There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be 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.

#### EPC

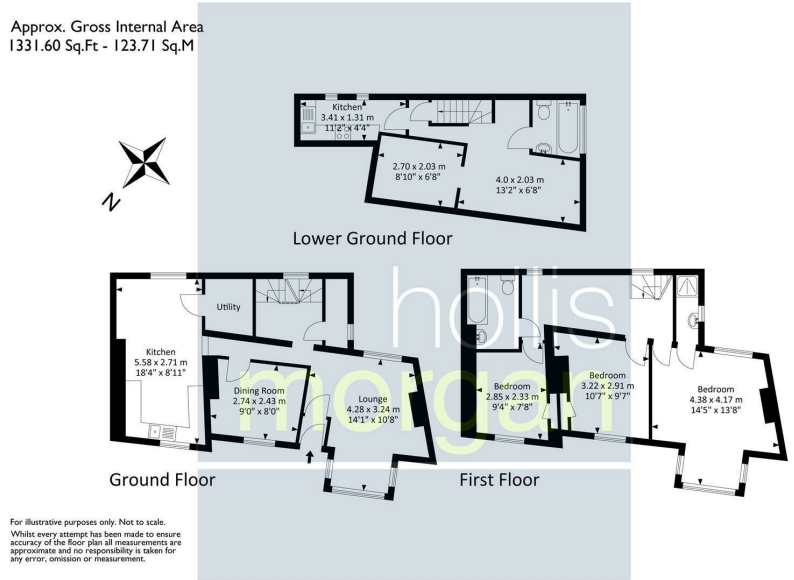
For full details of the EPC please refer to the online legal pack.

#### PRE AUCTION OFFERS

On this occasion the vendors will not consider any pre auction offers.

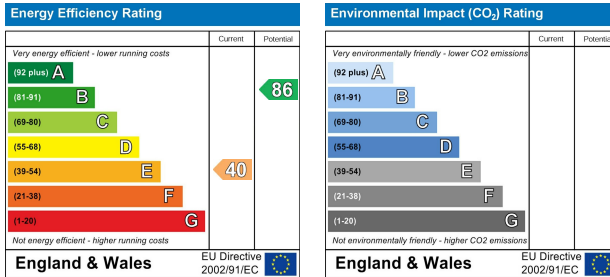
## Floor plan

Approx. Gross Internal Area  
1331.60 Sq.Ft - 123.71 Sq.M



For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.  
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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.