

# 1 Woburn Road, Eastville, Bristol, BS5 6TT

Auction Guide Price +++ £320,000



- FOR SALE BY ONLINE AUCTION
- AUCTION DATE TBC
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- LIVE AUCTION DATE TBC
- END OF TERRACE HOUSE
- 3 BEDS | GARDEN | PARKING
- UPDATING | REDUCED - WAS £390K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – LIVE ONLINE AUCTION – A Freehold END OF TERRACE 3 BED HOUSE ( 885 Sq Ft ) with REAR GARDEN | PARKING | Requires BASIC UPDATING with scope to EXTEND | REDUCED - was £390k

# 1 Woburn Road, Eastville, Bristol, BS5 6TT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Woburn Road, Eastville, Bristol, BS5 6TT

Auction Date TBC - Pre Auction Offers Invited

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”

### THE PROPERTY

A Freehold end of terrace property with accommodation ( 885 Sq Ft ) arranged over two floors with 3 bedrooms and 2 reception rooms plus enclosed rear garden. To the rear is a detached shed and off street parking. Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band B  
EPC - D

### THE OPPORTUNITY

HOUSE | BASIC UPDATING

The property would now benefit from basic updating with scope to create a fine home or investment in this sought after location. There is potential for both an attic conversion and rear extension. Please refer to independent rental appraisal.

### SCOPE FOR OFF STREET PARKING

Potential to create off street parking at the front of the property.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents for £390,000 and is now offered with a reduced guide price for a sale by live online auction.

\* All above subject to gaining the necessary consents.

### LOCATION

The property is located just a short walk from Eastville Park. Local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and convenience stores. The M32 Motorway is nearby and provides direct routes in and out of Bristol with excellent access to UWE and Bristol University. The City Centre is approximately two miles away.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

1, Woburn Road - £2000pcm - £2200pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

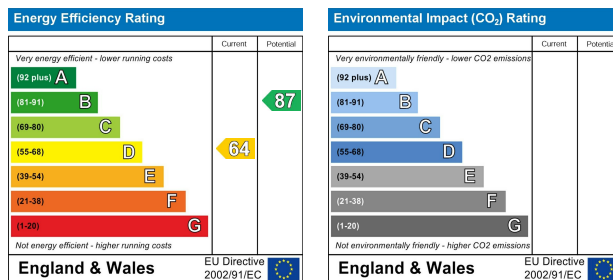
Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.