



**Portland, 112 Chesterfield Road, St. Andrews, Bristol, BS6 5DR**

**Sold @ Auction £316,000**

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 49 - Occupying the ENTIRE GROUND FLOOR ( 1003 Sq Ft ) of this imposing end of terrace PERIOD property and including share of REAR GARDEN and OSP - now requires COMPLETE UPDATING.

**FOR SALE BY AUCTION**

GUIDE PRICE - £250K +++

SOLD @ AUCTION - £316K

LOT NUMBER 49

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**

Saturday 23rd January @ 11:30

Every Tuesday @ 14:00

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**

Janet Hartnoll

Property Lawyer

Bristol City Council

Legal Department

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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**

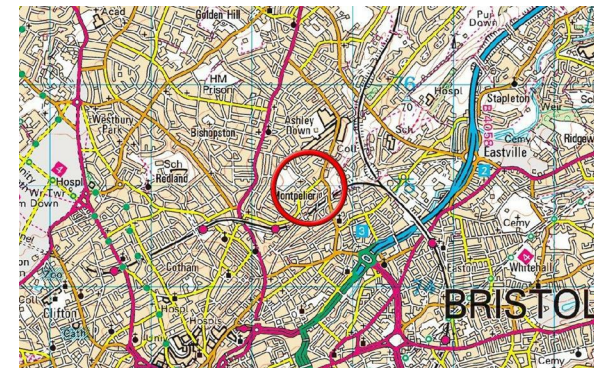
Occupying the entire ground floor ( 1003 Sq Ft ) of this imposing end of terrace period property and including the Freehold. With spacious accommodation and a wealth of period features plus the front and share of rear garden plus off street parking space.

**LOCATION**

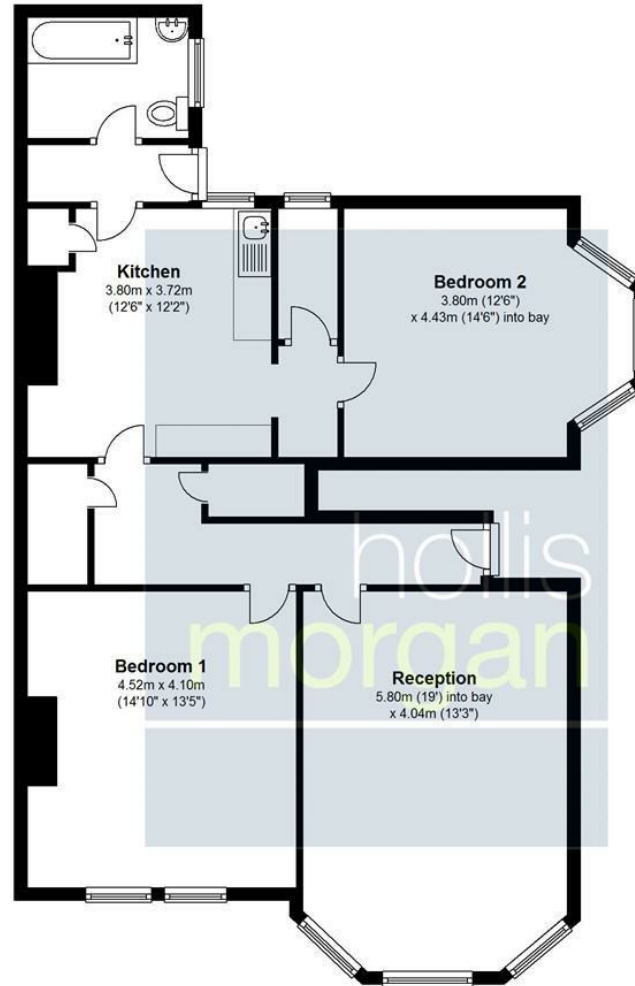
Chesterfield Road is one of the most desirable roads within the popular suburb of St. Andrews. Local amenities and services are all within walking distance including the vibrant Gloucester Road which offers an array of independent retailers, pubs, bars and restaurants. Bristol City Centre is approximately two 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.



**Ground Floor Flat**  
Approx. 93.3 sq. metres (1003.9 sq. feet)



Total area: approx. 93.3 sq. metres (1003.9 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

**112 Chesterfield Road, BRISTOL**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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