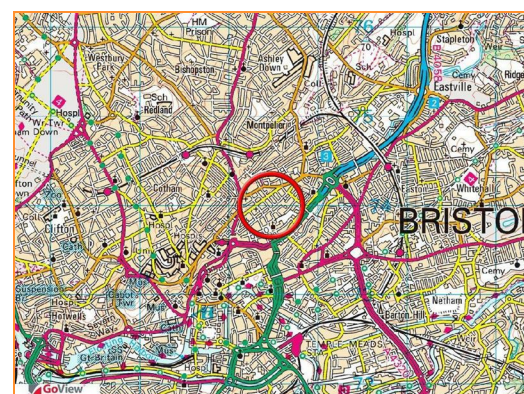




Garden Maisonette, 8A Campbell Street, St. Pauls, Bristol, BS2 8XE

Sold @ Auction £148,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 27 - A well proportioned MAISONETTE (840 Sq Ft) with sole use of the REAR GARDEN and in need of BASIC UPDATING.



Garden Maisonette, 8A Campbell Street, St. Pauls, Bristol, BS2 8XE

FOR SALE BY AUCTION
 GUIDE PRICE - £135K +++
 SOLD @ AUCTION - £148K

LOT NUMBER 27
 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
 Every Monday @ 13:00 pm
 Saturday 6th February @ 14:00 pm

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
 Tim Adams
 Adams Burrows
 Tim@adamsburrows.co.uk
 34 Broad Street, Staple Hill, Bristol, BS16 5NS
 DX31855 STAPLE HILL
 tel. 01179702240
 fax. 01179702216

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.

THE PROPERTY
 A well proportioned vacant leasehold two bedroom maisonette (840 Sq Ft) occupying the hall and garden levels of this terraced period property with sole use of the rear garden.

LOCATION
 Campbell Street is located just off City Road within the cultural suburb of St. Pauls. Local amenities and services are all within walking distance including the M32 Motorway network which provides fast routes in and out of Bristol.

THE OPPORTUNITY
 The flat would now benefit from some basic updating but has huge scope to create a fine home or investment in this sought after area close to the City Centre.
 *** NOW VACANT ***
 Rental Appraisal - £850 pcm

ACCOMMODATION
 Kitchen
 Bedroom 1
 Bedroom 2
 Bedroom 3
 Bathroom
 Rear garden

NB
 Please note the Top Floor Flat in the same block is also for sale in the February Auction

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.

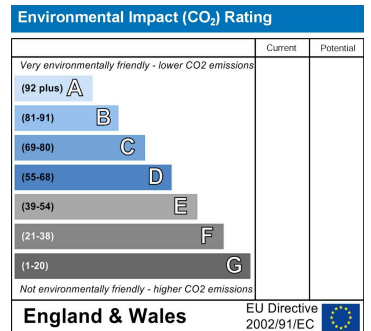
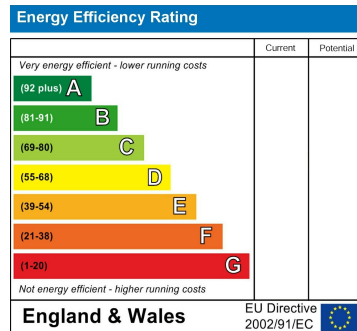
RESERVE PRICE
 The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

OFFERS
 Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

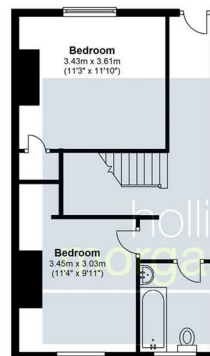
AUCTION BUYERS GUIDE VIDEO
 We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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



Lower Ground Floor
 Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 78.0 sq. metres (840.1 sq. feet)

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

Floorplan Produced by Westcountry EPC
 Plan produced using PlanUp.

8a Campbell Street, BRISTOL



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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