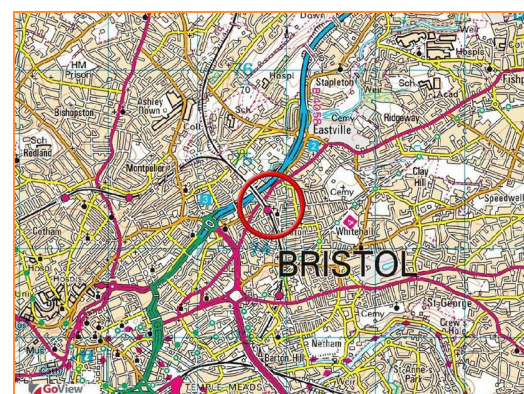
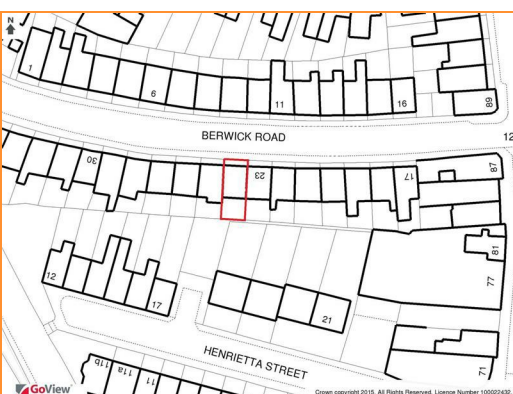




24 Berwick Road, Easton, Bristol, BS5 6NG

Sold @ Auction £185,000

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 11 - A well proportioned TWO BEDROOM terraced PERIOD property now in need of some BASIC UPDATING with enclosed SOUTH facing rear GARDEN.



24 Berwick Road, Easton, Bristol, BS5 6NG

FOR SALE BY AUCTION
GUIDE PRICE - £135,000
SOLD @ AUCTION - £185,000

LOT NUMBER 11
 Wednesday 18th November 2015
 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

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. 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 charming mid terraced Victorian property with front reception room and kitchen diner to rear which leads to an enclosed southerly facing garden. Upstairs are two double bedrooms and a family bathroom.

LOCATION

Berwick Road is located just off the vibrant Stapleton Road within the cultural suburb of Easton. A wide range of local amenities including convenience stores, bars, cafes and restaurants are all within close proximity on St Marks Street. Bristol City Centre is approximately two miles away.

THE OPPORTUNITY

The property has been let for many years and would now benefit from basic updating but would make a fine 2 bedroom home or investment in this sought after area close to the City Centre.

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 £500 + 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

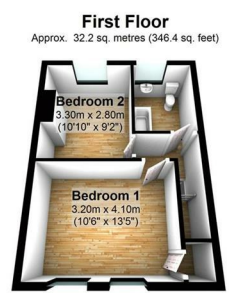
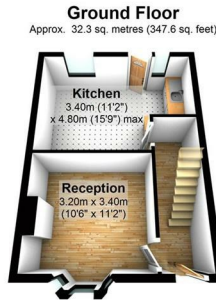
We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

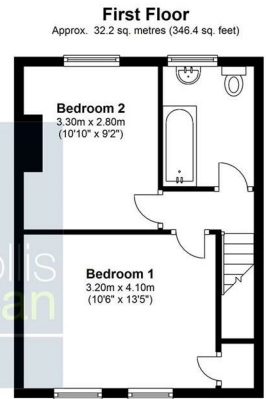
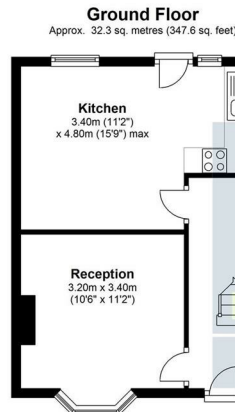
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 64.5 sq. metres (694.0 sq. feet)

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

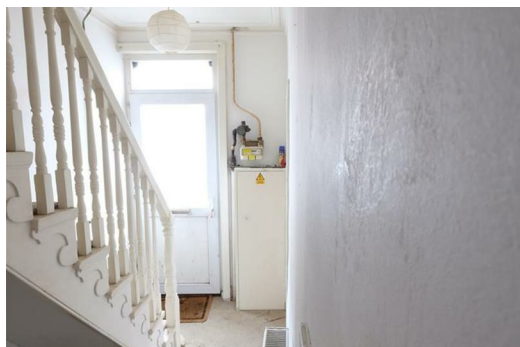
Floorplan Produced by Westcountry EPC
 Plan produced using PlanUp.



Total area: approx. 64.5 sq. metres (694.0 sq. feet)

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

Floorplan Produced by Westcountry EPC
 Plan produced using PlanUp.



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