



44 Richmond Terrace, Avonmouth, Bristol, BS11 9EW

Sold @ Auction £140,000

Hollis Morgan APRIL AUCTION LOT NUMBER 43 - A Freehold terraced PERIOD property (786 Sq Ft) arranged over three floors with enclosed rear GARDEN - Now REQUIRES BASIC UPDATING



44 Richmond Terrace, Avonmouth, Bristol, BS11 9EW

FOR SALE BY AUCTION

SOLD @ AUCTION - £140,000

GUIDE PRICE £100,000

APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 43

Wednesday 20th April 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

THE PROPERTY

A Freehold mid terraced period property (786 Sq Ft) arranged over three floors with enclosed rear garden

LOCATION

Richmond Terrace is a quiet residential area within Avonmouth. Local amenities including cafes, restaurants and convenience stores are all within walking distance. Avonmouth Railway station is within close proximity as well as routes to the M5 Motorway Network which provide easy access in and out of Bristol.

THE OPPORTUNITY

The property now requires complete modernisation but would make a fine family home or investment in this highly sought after location.

ACCOMMODATION

Ground floor

- Kitchen
- Reception room 1
- Reception room 2
- Rear garden

First floor

- Bedroom 1
- Bedroom 2

Second floor

- Bathroom

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.

EPC

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

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.

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

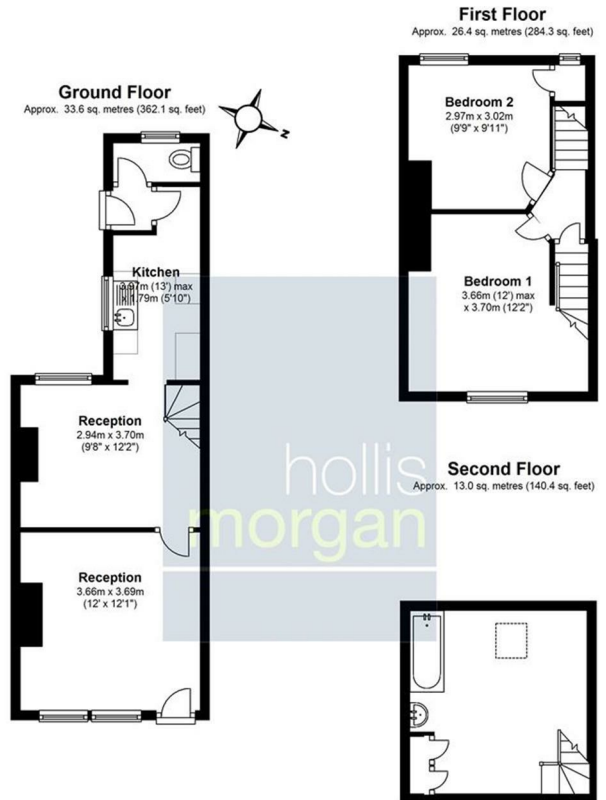
We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

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

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. 73.1 sq. metres (786.8 sq. feet)

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

Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

44 Richmond Terrace Avonmouth, Bristol



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