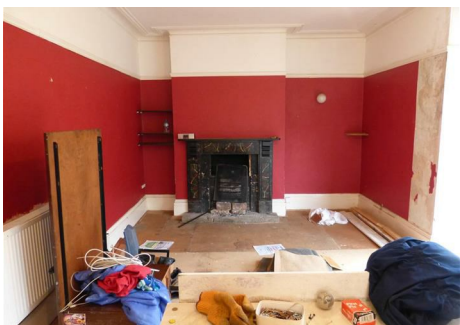
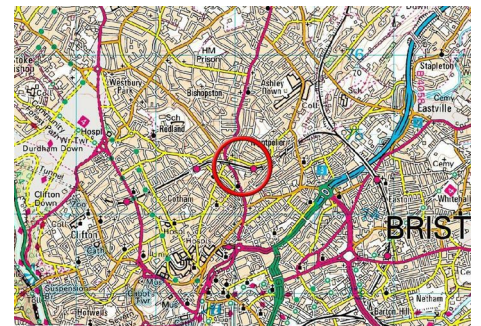
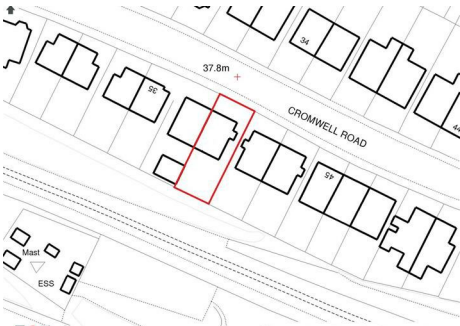




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## 39 Cromwell Road, St. Andrews, Bristol, BS6 5HD

Auction Guide Price £365,000 +++

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 11 - Three storey PERIOD property, OSP and SW Garden - \*\*\* POTENTIAL INCOME CIRCA £38K

## FOR SALE BY AUCTION

LOT NUMBER 4

Wednesday 26th November 2014

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

### \*\*\* IMPORTANT UPDATE \*\*\*

UPDATE RECEIVED FROM GREGG LATCHAMS RECEIVED 1ST JUNE - PLEASE READ AND REFER TO LEGAL PACK

Please note that the property will be offered for sale subject to the existing tenancies. The tenants are in occupation. The tenant in the hall floor flat is believed to have moved into the flat in July 1990. The tenant in the basement flat is believed to have moved into the flat in November 1987. The party who dealt with the tenants originally died in December 2014. Please note that the price guide has been adjusted accordingly.

## VIEWINGS

\*\*\* FINAL CHANCE TO VIEW WEDNESDAY 3RD JUNE 10:30 - 11:00 AM \*\*\*

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the specified time and allow a minimum of 15 minutes to view. This is an open house and whilst you will need to register upon arrival, there is no need to book your appointment – please simply turn up at the stated time.

Please note there will be NO SET VIEWINGS on the day of the auction.

## SOLICITORS

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## ONLINE LEGAL PACKS

Please visit our website [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) and follow the RED links "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 also automatically be updated if any new information is added.

## THE PROPERTY

A semi-detached period property originally built as a family home but converted into two four bed maisonettes approximately twenty years ago including a South West facing rear garden and an off street parking space.

Leasehold - residue of 999 years.

## LOCATION

Cromwell Road is a popular residential street within St. Andrews. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, convenience stores, bars, pubs, cafes and restaurants. Bristol City Centre is approximately two miles away and is easily accessible via Gloucester Road's efficient bus routes.

## THE OPPORTUNITY

The property now requires updating to modernise into two stylish maisonettes.

Given the huge demand for family accommodation in the area, the property could be converted into a four or five bedroom period home.

There is a large attic space with potential for a conversion subject to gaining the necessary planning consents.

## RENTAL INCOME

The lower maisonette is on a rolling AST contract let to one group of professionals for £900 pcm.

The upper maisonette is now vacant.

We understand once renovated, each maisonette could generate in the region of £1,300 - £1600 pcm (£300 - £400 per room).

## APPROACH

Private entrance with front patio and green borders to front.

## ENTRANCE BAY

Communal area with access into both maisonettes.

## UPPER MAISONETTE

## GROUND FLOOR

## HALLWAY

## KITCHEN / LOUNGE

Open plan style kitchen diner with a range of floor and base storage units, stainless steel sink with drainer, oven, boiler, double radiator, feature fireplace and bay window feature to front.

## FIRST FLOOR

## LANDING

Loft hatch.

## BEDROOM 1

Window to rear, feature mantelpiece and single radiator.

## BEDROOM 2

Single radiator and windows to rear.

## BEDROOM 3

Windows to front and single radiator.

## BEDROOM 4

Window to side, storage cupboard and single radiator.

## BATHROOM

Panelled bath, wash hand basin, built in shower, single radiator and window to side.

## CLOAKROOM

Window to side and W.C.

## LOWER MAISONETTE

## HALL FLOOR

## HALLWAY

## BATHROOM

Wash hand basin, shower, single radiator and W.C.

## KITCHEN / LOUNGE

Open plan style living area with a range of floor and base storage units, stainless steel sink with drainer, oven, 'Vaillant' combination boiler, window to rear, window to side, bay window feature to rear and single radiator.

## BASEMENT LEVEL

## HALLWAY

Understair storage space.

## BEDROOM 1

Bay window feature to front and single radiator.

## BEDROOM 2

Single radiator and door to rear garden.

## BEDROOM 3

Windows to side and single radiator.

## BEDROOM 4

Window to side and storage cupboard.

## GARDEN

Private rear garden with South Westerly aspect.

## EXTERNAL STORAGE ROOM

## 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.

## CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit [www.tbchs.org.uk/about.html](http://www.tbchs.org.uk/about.html) In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

## AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

## AUCTION FINANCE

Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

## TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: [www.hollismorgan.co.uk/auction-testimonials.html](http://www.hollismorgan.co.uk/auction-testimonials.html)

## 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 submitted by filling out the offer form in the online legal pack and then sent via email to [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk) NB – Unless the form is completed the offer cannot be submitted.