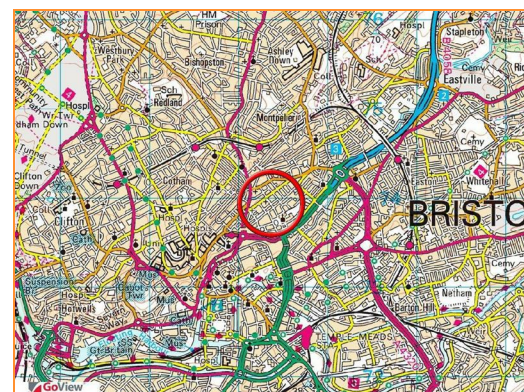




41B Brigstocke Road, St. Pauls, Bristol, BS2 8UA

Sold @ Auction £110,000

Hollis Morgan APRIL AUCTION LOT NUMBER 27 - A one bedroom (415 Sq Ft) GARDEN FLAT now in need of UPDATING - includes FREEHOLD and share of REAR GARDEN.



41B Brigstocke Road, St. Pauls, Bristol, BS2 8UA

FOR SALE BY AUCTION
 SOLD @ AUCTION £110,000
 GUIDE PRICE £115,000
 APRIL AUCTION TOTAL SALES £8.5m

LOT NUMBER 27
 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 self contained (415 Sq Ft) garden flat with share of rear garden.

Includes Freehold.
 Council tenant in flat above.

LOCATION
 Brigstocke Road 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
 Now in need of updating but will make a fine home or investment in this highly sought after location.

RENTAL APPRAISAL
 The local lettings experts say:
 The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £750pcm will be achievable if refurbished for the professional market. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

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.

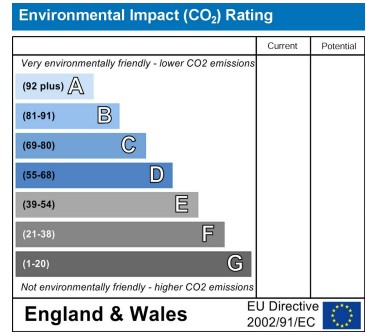
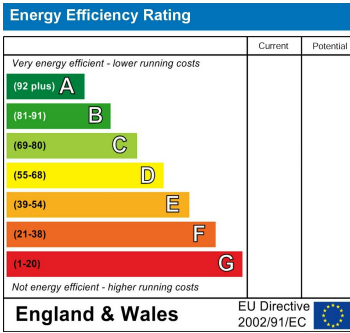
GUIDE PRICE
 An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller 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.

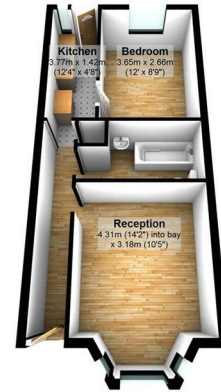
AUCTION BUYERS GUIDE VIDEO
 We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

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



Ground Floor
 Approx. 38.6 sq. metres (415.4 sq. feet)



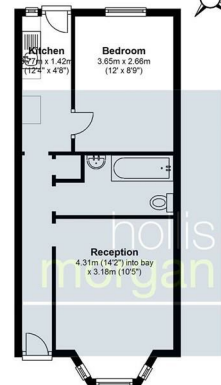
Total area: approx. 38.6 sq. metres (415.4 sq. feet)

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

Floorplan Produced by Westcountry EPC
 Plan produced using PlanUp.

41b Brigstocke Road, BRISTOL

Ground Floor
 Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 38.6 sq. metres (415.4 sq. feet)

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

Floorplan Produced by Westcountry EPC
 Plan produced using PlanUp.

41b Brigstocke Road, BRISTOL



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