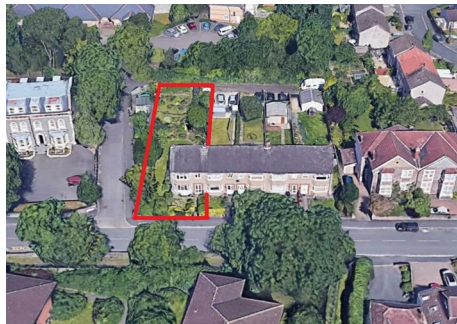




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hollis  
morgan  
auction



## 190a Overdale Road, Downend, Bristol, BS16 2RH

Auction Guide Price £323,000 +++

Hollis Morgan SOLD @ APRIL AUCTION - A Freehold FAMILY HOME ( 1140 Sq Ft ) in need of BASIC UPDATING occupying a large PLOT with DEVELOPMENT POTENTIAL and scope to EXTEND subject to consents.

## FOR SALE BY AUCTION

\*\*\*\* SOLD @ HOLLIS MORGAN APRIL AUCTION \*\*\*\*

GUIDE £230,000 +++

SOLD @ £323,000

LOT NUMBER 4

Wednesday 24th April 2019

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

## PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

## EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

## SOLICITORS

Richard Clement

richard.clement@wards.uk.com

01454 204 880

## ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge.

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 if they are not yet available they will automatically be sent to you when we receive them.

You will be automatically updated by email if any new information is added.

There will be a note added to the list to confirm AUCTION PACK NOW COMPLETE when no further information is due to be added.

\*\*\* STAY UPDATED \*\*\* By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

## THE PROPERTY

A Freehold end of terrace property ( 1140 Sq Ft ) with accommodation arranged over two floors occupying a larger than average plot with a single garage and rear access.

Sold with vacant possession.

## LOCATION

Overndale Road is located within the popular suburb of Downend, local amenities and services are all within close proximity including independent retailers, bars,

pubs, cafes and convenience stores.

Bristol City Centre is approximately seven miles away.

## THE OPPORTUNITY

### FAMILY HOME FOR UPDATING

The property now requires updating but offers scope for a fine family home with generous gardens in this highly sought after location.

### SCOPE TO EXTEND TO SIDE AND REAR

There is huge potential to extend the existing property to provide further accommodation.

Subject to consents.

### POTENTIAL PLOT TO SIDE AND REAR

There is scope for a potential additional building plot to the side and rear.

Subject to consent.

### FLAT CONVERSION

Potential to convert to flats and possible extension for extra flats.

Subject to consents.

## ACCOMMODATION SCHEDULE

### GROUND FLOOR

Entrance hall  
Reception 1  
Reception 2  
Kitchen  
Bathroom  
Garden Room

### FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathrooms

### OUTSIDE

Gardens  
Garage

## RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment. Josh Box of The Bristol Residential Letting Co suggests a rent in the region of;

3 bedroom house - £1100pcm - £1200pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 370 8818) or email ([josh@bristolreslet.com](mailto:josh@bristolreslet.com)) for a no obligation discussion. Alternatively why not drop into my Office (222 North Street, Southville, BS3 1JD) where I am always happy to advise investors on maximising their investment.

I will look forward to hearing from you and helping you with your investment.

Yours faithfully,

Josh Box  
Lettings Associate

## 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 £1000 + VAT (£1,200 inc 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.

## SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we

will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.

## BIDDING AT THE AUCTION

This property is for sale by public auction and if you intend to bid please bring the following:

Proof of identity (valid passport or photo driving licence).  
Proof of address (bank statement, recent utility bill, council tax bill or tenancy agreement).  
10% deposit payment.  
Buyers premium payment.  
Details of your solicitor.

## PAYING THE DEPOSIT & BUYERS PREMIUM

We can only accept the following at the auction:

Personal or Company Cheque  
Bankers Draft  
Debit Card ( NOT CREDIT CARD )

## TELEPHONE AND PROXY BIDDING

If you cannot attend the auction (although we strongly advise you do) you can make a TELEPHONE or PROXY BID. This authorises the auctioneer to bid on your behalf up to a pre-set limit. Forms and relevant conditions are available to download with the online legal pack. A completed form, ID and two cheques (one for the 10% deposit and one for the Buyer's Administration Fee of £1,200) are required by the Auction Department at least two full working days before 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.

## WHY HOLLIS MORGAN?

Hollis Morgan regularly hold the largest property auctions across Bristol and the West Country from our iconic Sale Room in Clifton, since we formed in 2010 we have sold the most £££'s of land and property by Public Auction in the region - EVERY YEAR!

Between 2010 and 2018 we have held 51 auctions, offering 1321 lots and raising over £269m for clients across the region.

Did you know....Hollis Morgan sold more £££'s of land and property by auction than all the other Bristol Auctioneers combined in 2018 with over £44m of successful sales!

## 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 Bristol Zoo's Bear Wood Appeal as our 2019 charity of the year with 5% of each buyers premium being donated.

Bear Wood is an exciting new development due to open in Summer 2019 at Wild Place Project. The exhibit will transport visitors back in time when the woodland was inhabited by European brown bears, Eurasian lynx, European wolves and wolverine, showing the effects of woodland loss on our native animals.

In 2018 we were delighted to be involved in raising £10,000 over 3 events for the "Off The Record" Bristol based mental health charity - [www.otrbristol.org.uk](http://www.otrbristol.org.uk)

Visit the Charity page of our Website for further details - <https://www.hollismorgan.co.uk/charity/>

## **PROPERTY DETAILS DISCLAIMER**

Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

All Hollis Morgan references to planning, tenancies, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack.

The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.