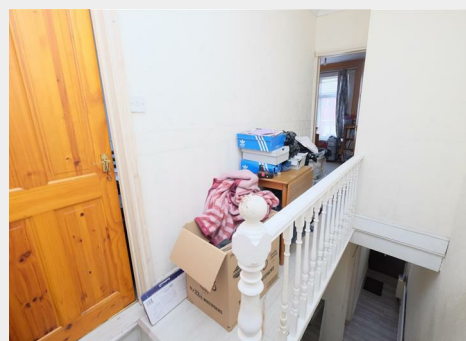
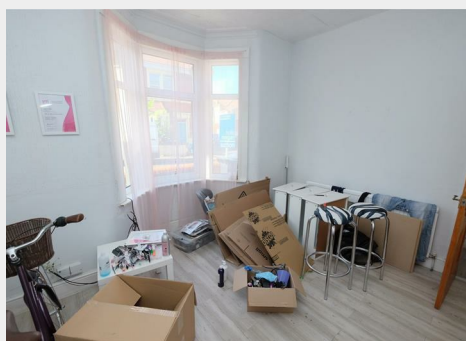


## 7 Luxton Street, Easton, Bristol, BS5 0HT

Sold @ Auction £235,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD NOVEMBER 2022
- DOWNLOAD ONLINE LEGAL PACKS
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- NOVEMBER 2022
- FREEHOLD TERRACED HOUSE
- REQUIRES MODERNISATION
- SOLD SUBJECT TO EXISTING TENANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold PERIOD TERRACED HOUSE ( 948 Sq Ft ) now in need of MODERNISATION with enclosed rear GARDEN.

# 7 Luxton Street, Easton, Bristol, BS5 0HT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ NOVEMBER AUCTION \*\*\*

GUIDE PRICE £220,000 +++  
SOLD @ £235,000

ADDRESS | 7 Luxton Street, Easton, Bristol BS5 0HT

Lot Number 4  
The Live Online Auction is on Wednesday 23rd November 2022 @ 17:30  
Registration Deadline is on Monday 21st November 2022 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

#### VIEWINGS

Viewings can be booked on specific days for this property – please submit a viewing request online and we will contact you to arrange access.  
Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the agreed time as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.  
There are likely to be viewings on the property before and after your appointment and if you miss your slot (usually 15 minutes or longer for larger properties) you will be asked to wait until the next available time.

#### EXTENDED COMPLETION

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

#### 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.

#### EPC

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

### THE PROPERTY

A Freehold mid terraced period property with accommodation ( 948 Sq Ft ) arranged over two floors with enclosed rear garden.  
Sold subject to existing AST tenancy.  
Council Tax Band: A

## Floor plan

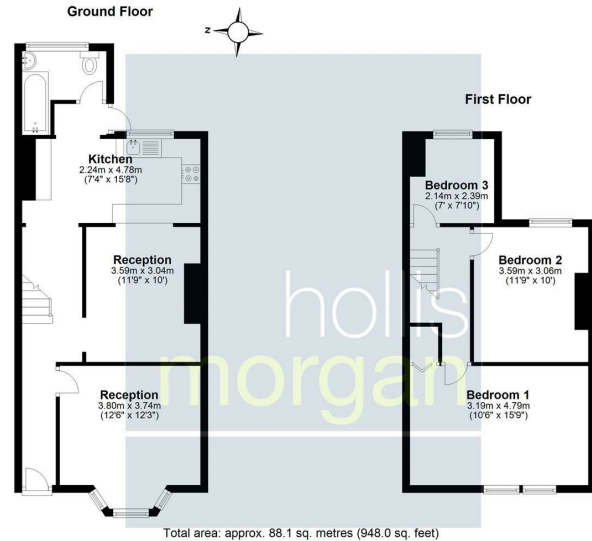
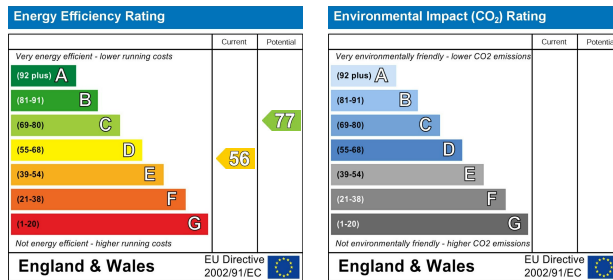


Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanIt.

## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.