

estate agents **auctioneers**

**hollis
morgan**

5, Gordon Road, Clifton, Bristol, BS8 1AW

£820,000

Hollis Morgan APRIL AUCTION LOT NUMBER 11 - A substantial Grade II listed TOWN HOUSE (3025 Sq Ft) with SOUTH FACING GARDEN now in need of UPDATING but with scope for a STUNNING HOME.

FOR SALE BY AUCTION

SOLD AFTER AUCTION - UNDISCLOSED PRICE

LOT NUMBER 11 2016

Wednesday 20th April

All Saints Church Pembroke Road, Clifton, Bristol BS2 2HY

Legal packs will be available for inspection from 18:00.

The sale will begin promptly at 19:00

SOLICITORS

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Wards

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ONLINE LEGAL PACKS

Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List.

Legal Packs are free to download from Hollis Morgan.

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 register to receive them if not yet available.

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

JOINT AGENTS

Hydes of Bristol

www.hydes.co.uk

THE PROPERTY

A substantial Grade II listed semi-detached period town house situated in a prime residential road. The house retains many of its fine period features with spacious accommodation arranged over four floors. To the rear of the house is an attractive private walled garden which enjoys a south westerly facing aspect with pedestrian gate opening onto neighbouring Hanover Lane.

LOCATION

Gordon Road is located just off Queens Road in Clifton within easy walking distance of both Clifton Village with its wide range of independent retailers, cafes and restaurants and The Triangle with further amenities including Bristol University and the Bristol Royal Infirmary.

THE OPPORTUNITY

The property would now benefit from basic updating but has the potential to make a fine family home in this highly sought after location. Scope to create a self-contained lower ground floor flat (currently accessed by an internal staircase) subject to gaining the necessary consents.

RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property once renovated – calum@hollismorgan.co.uk

Calum Says; " Any property within walking distance of Clifton Village is hugely popular and coupled with its hugely attractive facade and South facing garden I would suggest a resale value once renovated to a high standard of circa £1.2m"

RENTAL VALUES

Local Expert Shaun Sutton of Hydes Lettings suggests;

"Based on the property having a top to bottom refurb and retaining it as a single dwelling, I would suggest a rental figure in the region of £2500 to £2750pcm. Suitable for a family you would be best served offering it on an unfurnished basis as well."

EPC

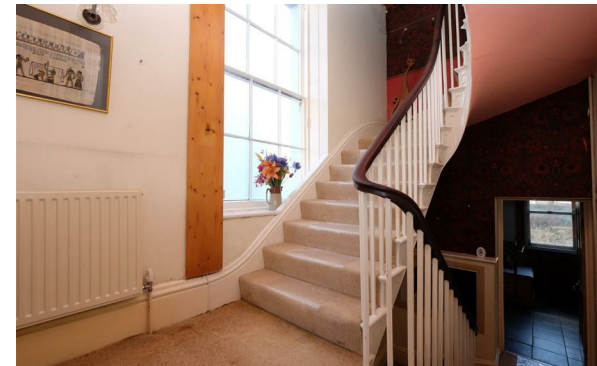
For full details of the EPC please refer to the online legal pack.

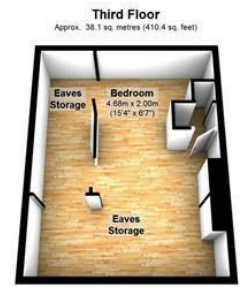
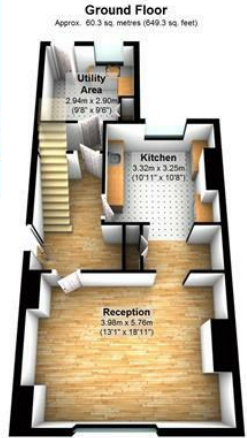
BUYER'S PREMIUM

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.





Total area: approx. 281.1 sq. metres (3025.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplan Produced by Westcountry EPC
Plan produced using PlanUp.

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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		

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