



September House, 51 Upper Kinraig Street, Roath, Cardiff, CF24 3HB

Sold @ Auction £170,000

Hollis Morgan NOVEMBER AUCTION - A Freehold mid TERRACED HOUSE (725 sq ft) with enclosed rear GARDEN and now in need of BASIC UPDATING for investment or renovation project.



September House, 51 Upper Kinraig Street, Roath, Cardiff, CF24 3HB

FOR SALE BY AUCTION

*** SOLD @ HOLLIS MORGAN NOVEMBER AUCTION ***

GUIDE £140,000 +++
SOLD @ £170,000

LOT NUMBER 6

Wednesday 27th November 2019
All Saints Church Pembroke Road, Clifton, Bristol BS8 2HY
Legal Pack Room and Registration will be open from 18:15
The sale will begin promptly at 19:00

EXTENDED COMPLETION

Completion is set for 6 weeks or earlier subject to mutual consent.

PRE AUCTION OFFERS

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

SOLICITORS

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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 mid terraced period property (725 sq ft) arranged over two floors with an enclosed rear garden. Sold with vacant possession.

LOCATION

The property is located on a residential street of similar period properties in the suburb of Roath close to the centre of Cardiff and with excellent access to both the local universities. Wellfield Road is just a short walk away and offers an array of gourmet restaurants, affluent bars, tea room and gastro pubs.

THE OPPORTUNITY

FAMILY HOME FOR UPDATING

The property now requires updating but would make a fine family home in this sought after location. We understand once renovated the property will have a value in excess of £200,000. Please note 69 Upper Kinraig Street completed on 12 September 2019 at £212,000 and 54 Upper Kinraig Street completed on 27th September 2019 at £217,000.

HMO / STUDENT LET

Potential for 3 + Tenants on an HMO style basis in this sought after location close to both universities.

ATTIC CONVERSION

There is scope for an attic conversion to further increase the accommodation. A number of neighbouring properties have completed similar works.

FLAT CONVERSION

Scope to convert the property into 2 + self contained flats
A few other properties in the immediate vicinity, including 90 Keppoch Street at the rear of 51 Upper Kinraig Street, have recently been extended &/or converted into 2 self contained flats.

*** All Subject to gaining the necessary consents ***

ACCOMMODATION SCHEDULE

GROUND FLOOR

Reception 1
Reception 2
Kitchen
Bathroom

FIRST FLOOR

Bedroom 1
Bedroom 2

OUTSIDE

Enclosed rear garden

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.

You will need to register to bid – registration will be open from 18:15

Forms can be downloaded and completed beforehand (found in the legal pack) or collected at the auction venue.

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?

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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 £270k for clients across the region.

Did you know... In 2018 we had the highest % success rate and sold more £££'s of Land and Property by auction than all the other Auctioneers in Bristol & North Somerset combined!

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.



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