



Stafford House, 1 All Saints Road, Clifton, Bristol, BS8 2JG

Sold @ Auction £999,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 9 - A detached FAMILY HOME on large plot now in need of UPDATING with huge POTENTIAL and scope for FLAT CONVERSION or multiple dwellings subject to PP.

FOR SALE BY AUCTION
*** SOLD @ AUCTION ***

GUIDE PRICE £750,000 +++
SOLD @ £999,000

LOT NUMBER 9
Wednesday 22nd February 2017
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

WEEKLY SET VIEWING

The property is OPEN FOR 30 MINUTES but please leave a minimum of 15 minutes to inspect the property.
Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the START of the specified times as we have scheduled viewings throughout the day and CANNOT wait for late arrivals.
You do not need to book an appointment as it is a set viewing – simply arrive at the stated time and a member of the Hollis Morgan Auction team will take your details and show you the property.
Please note there are no viewings on Bank Holidays or on the day of the auction.

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.
*** 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

Stafford House occupies a prime position in one of Clifton's most sought after locations and comprises 2701 Sq Ft of spacious accommodation arranged as a 5 bedroom family home, self contained annex and unconverted basement.
The generous plot provides ample parking at the front and a private Southerly facing garden to the rear.
The bright and airy accommodation benefits from charming period features of the era such as leaded light windows and elevations.
The main accommodation is accessed at ground floor level with integral garage, multiple reception rooms, sun deck and kitchen with 5 bedrooms on the first floor plus two bathrooms.
The Annexe is located on the lower ground floor with delightful views over the rear garden.

EXTENDED COMPLETION

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

PRE AUCTION OFFERS

Offers will NOT be accepted prior to auction for this lot

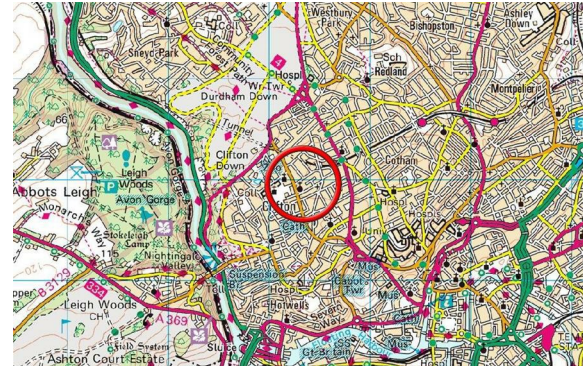
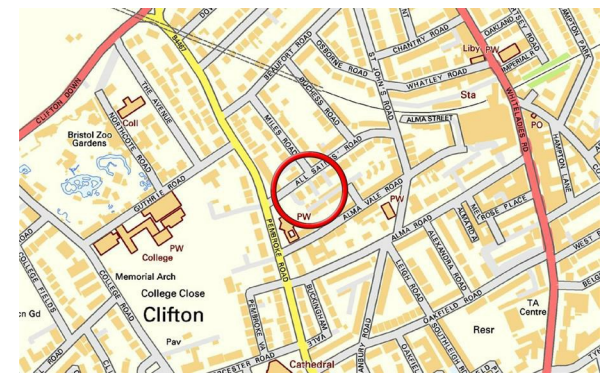
INTERACTIVE ONLINE TOUR - CLICK BELOW

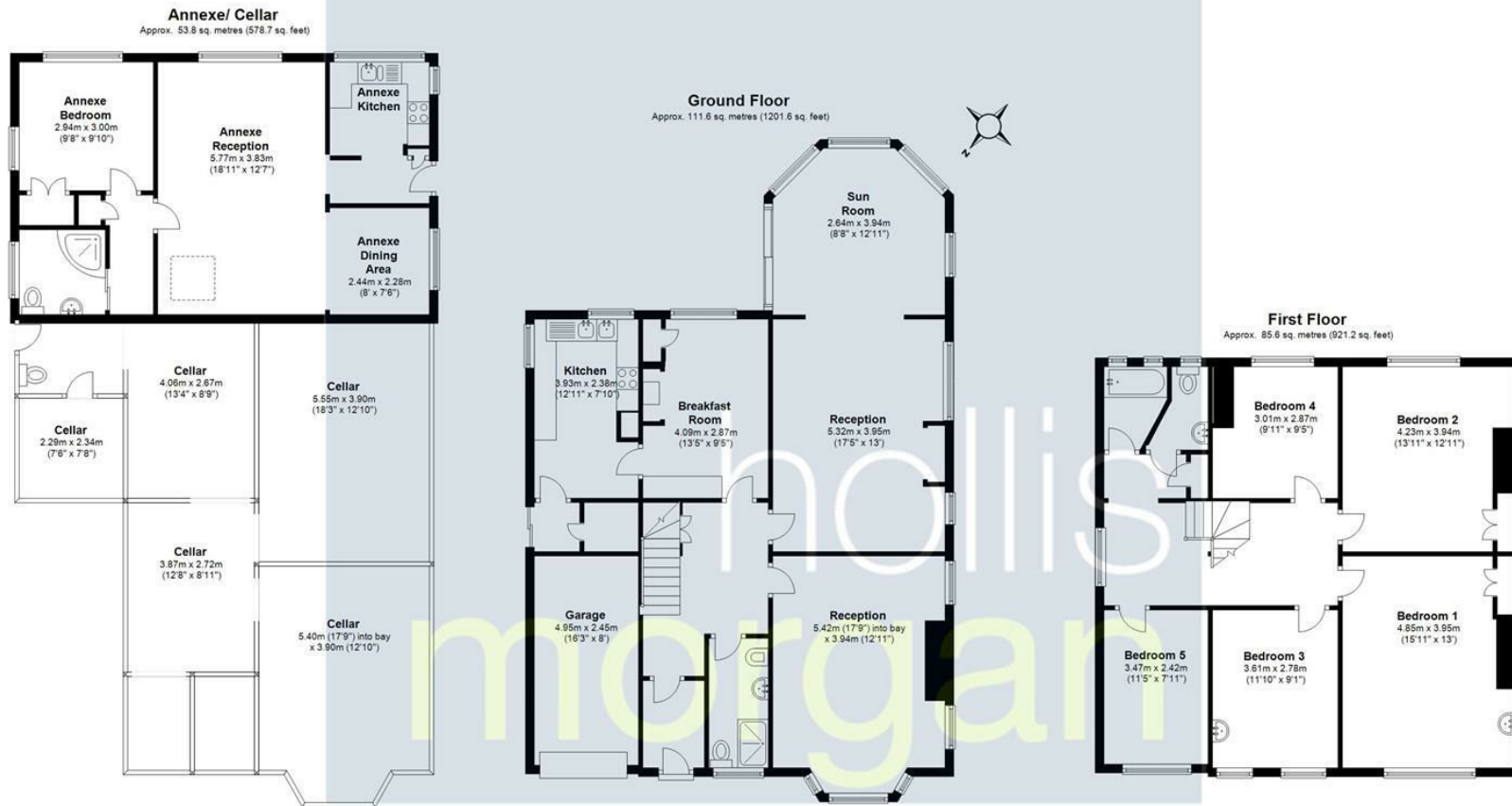
To access our interactive online tour please follow the link below.

www.andrewstagg.com/hollismorgantours/as/

LOCATION

All Saints Road is located a short distance from Pembroke Road and Whiteladies Road. The property is equally close to Durdham Downs with its acres of open land and woodland bounded on the south western side by the spectacular Avon Gorge with the historic Clifton Suspension Bridge providing a unique crossing to North Somerset. Clifton College and Clifton High School are easily accessible together with the Zoological Gardens. Clifton Village with its eclectic range of shops wine bars and restaurants is easily accessible whilst The Business, Educational, Medical, Cultural and Leisure Facilities of the City Centre are within one and a half miles.





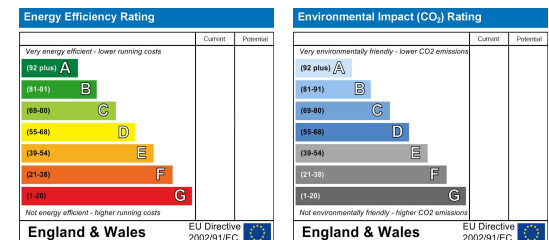
Total area: approx. 251.0 sq. metres (2701.5 sq. feet)
 (Total area does not include Cellar)
 Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC
 Plan produced using PlanUp.
 1 All Saints Road, BRISTOL

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