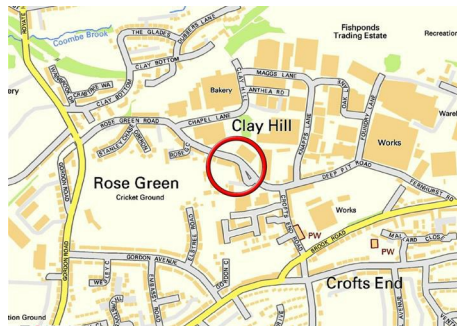
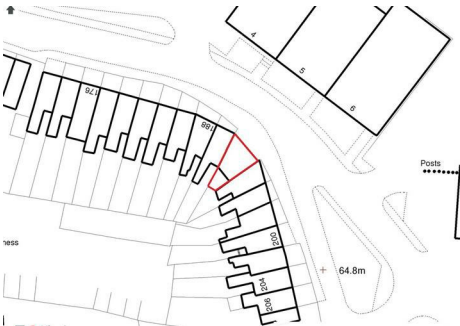




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hollis
 morgan
 auction



192 Rose Green Road, Eastville, Bristol, BS5 7UP

Auction Guide Price £195,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 17 - A larger than average 3 bedroom PERIOD terraced property (1146 Sq Ft) - scope for FIVE BEDROOMS, conversion to FLATS (Subject PP) plus HUGE ATTIC - now requires UPDATING.

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

LOT NUMBER 17

Wednesday 24th February 2016

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

VIEWINGS

*** SOLD PRIOR TO AUCTION ***

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

Jackie Curtis

Batchelor Sharp Solicitors

377-379 Two Mile Hill Road

Kingswood Bristol BS15 1AD

T. 0117 9671772

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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.

THE PROPERTY

A larger than average (1146 Sq St) terraced period property arranged over two floors with large attic and courtyard garden to rear and far reaching southerly views.

LOCATION

Rose Green Road is located within the popular suburb of Eastville. Local amenities and services are all within close proximity. Bristol City Centre is approximately three miles away.

THE OPPORTUNITY

The property now requires updating but given the large number of reception rooms and central staircase has scope for the following opportunities, subject to gaining the necessary consents, for investment or resale.

HMO INVESTMENT PROPERTY

Potential for a 5 bedroom HMO investment property producing an income of circa £350 per room pcm
TOTAL £21,000 per annum.

FAMILY HOME

A well proportioned 3 / 4 bedroom family home.

FLAT CONVERSION

The property would lend it self to conversion to flats or studio apartments.

ATTIC CONVERSION

The huge attic space and far reaching views justifies the conversion of the attic space as seen in a number of neighboring properties.

ACCOMMODATION

GROUND FLOOR

Hallway

Reception room 1

Reception room 2

Reception room 3

Kitchen

FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

ATTIC SPACE

OUTSIDE

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 £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.

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.

OFFERS

Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded within the online legal pack. Please send the COMPLETED form to – olly@hollismorgan.co.uk Please note offers will not be considered until you have viewed the property and the COMPLETE legal pack has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully exchanged subject to the standard auction terms and payment of the buyers premium to Hollis Morgan.

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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Home Start Bristol as our 2016 Charity of the year. We are delighted to announce that 10% of every buyer's premium will be donated to this excellent local charity – Home-Start Bristol provides a unique kind of help which has a profound impact on struggling families with young children, 98% of those who finished a period of support reported that their wellbeing had increased. If you would like to find out

more about Home-Start Bristol and how you can support us please visit our website www.homestartbristol.org.uk

TESTIMONIALS

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