

227, Two Mile Hill Road, Kingswood, Bristol, BS15 1AZ

Auction Guide Price +++ £138,000

Hollis Morgan FEBRUARY LOT NUMBER 45 - A vacant DERELICT 3 bedroom / 2 Reception house (1238 Sq Ft) requiring COMPLETE MODERNISATION.

227, Two Mile Hill Road, Kingswood, Bristol, BS15 1AZ

FOR SALE BY AUCTION

GUIDE PRICE - £80K +++

SOLD @ AUCTION - £138K

LOT NUMBER 45

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

SOLICITORS

Claire Speake

Capstone Solicitors

62 Gloucester Road, Bristol BS7 8BH

cls@capstonelaw.co.uk.

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

An attractive two storey semi detached period property (1238 Sq Ft) with front access and small raised front garden.

The only access is to be from the front and the contract will provide for the buyer to block up both the side and rear doorways.

We understand the property was originally used as a family home but has been vacant for many years.

LOCATION

The property is located in the heart of the popular Two Mile Hill Road with a wide range of independent shops and pubs located on the High Street.

Excellent access to Bristol City Centre and the Ring Road.

THE OPPORTUNITY

The property has been vacant for many years with clear signs of water ingress leading to rotten floor boards on both grounds and first floors plus obvious issues with the roof.

The property therefore requires complete modernisations but with tis attractive facade and subject to gaining the necessary consents, there is clearly scope for two flats or an HMO style investment property.

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.

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.

TESTIMONIALS

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

EPC

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

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

AUCTION FINANCE

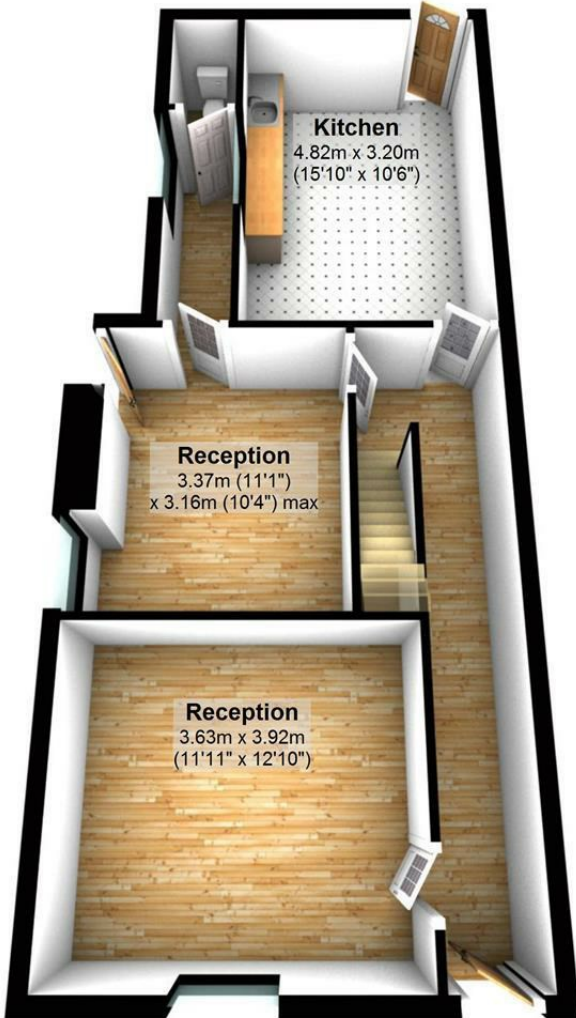
Some properties may require specialist auction finance- please contact Hollis Morgan for access to expert advice and "whole of market" rates.

227, Two Mile Hill Road, Kingswood, Bristol, BS15 1AZ



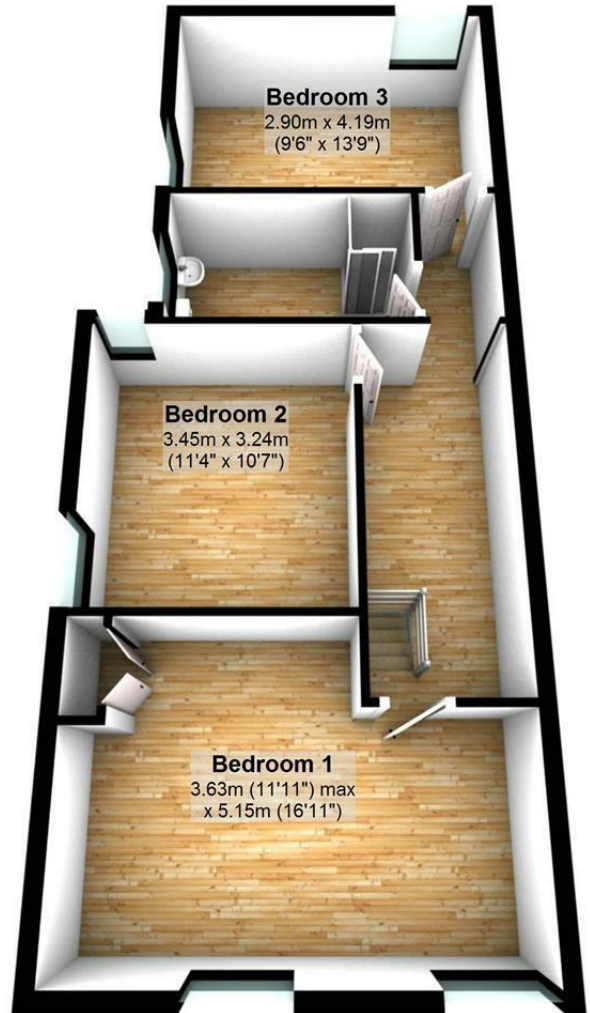
Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.4 sq. feet)



Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(10-15) A		
(85-95) B			(20-35) B		
(75-85) C			(35-50) C		
(65-75) D			(50-65) D		
(55-65) E			(65-80) E		
(45-55) F			(80-90) F		
(35-45) G			(90-100) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		EU Directive 2002/91/EC			
England & Wales		England & Wales			

e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

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