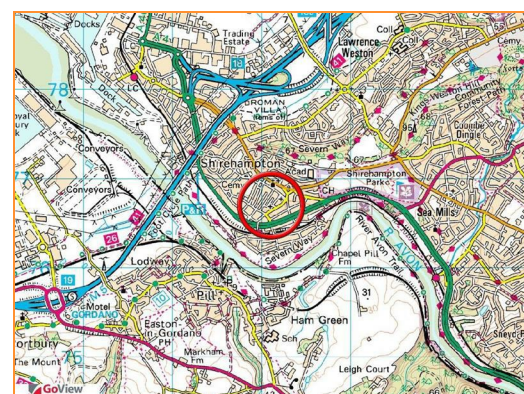
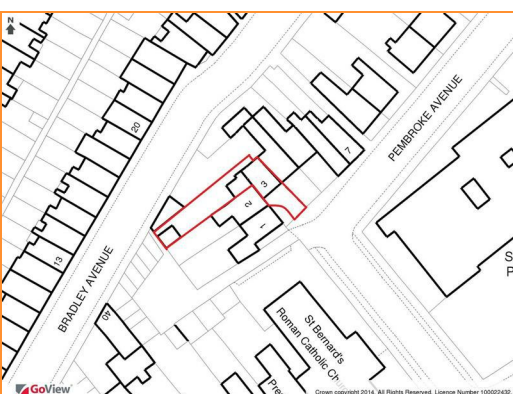




3 Pembroke Avenue, Shirehampton, Bristol, BS11 9SJ

Sold @ Auction £180,000

Hollis Morgan JULY AUCTION LOT NUMBER 36 - A PERIOD terraced house (1385 Sq Ft) with SOUTH WEST facing rear GARDEN - now requires UPDATING but with huge potential.



3 Pembroke Avenue, Shirehampton, Bristol, BS11 9SJ

FOR SALE BY AUCTION

*** SOLD AFTER AUCTION ***

LOT NUMBER 36

Wednesday 22nd July 2015

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

*** NO FURTHER VIEWINGS – AUCTION 22ND JULY ***

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 will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Janet Hartnoll

Property Lawyer

Bristol City Council

Legal Department

City Hall, College Green, Bristol BS1 5TR

Tel: 0117 92 22325

janet.hartnoll@bristol.gov.uk

ONLINE LEGAL PACKS

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 register to receive them if not yet available.

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

BRISTOL CITY COUNCIL

This lot is offered on behalf of Bristol City Council.

THE PROPERTY

A period terraced house set on a quiet residential street including 5 bedrooms, two reception rooms, kitchen and a South West facing rear garden.

Pembroke Avenue was built around the early part of the 20th Century, the name is said to have come from the 11th Earl of Pembroke (1759-1827) as did Pembroke Villa and Road.

Double glazed windows and a 'Worcester' combi boiler.

1385 Sq Ft

LOCATION

Pembroke Avenue is a quiet residential neighbourhood located within the popular suburb of Shirehampton. The local High Street is within walking distance and offers an abundance of local amenities and services. The A4 Portway provides excellent transport links both back into Bristol City Centre or for the M5 Motorway Network.

Shirehampton Railway Station is less than a mile away.

THE OPPORTUNITY

Now requires updating.

Would make a fine family home.

Potential for conversion into two self contained flats subject to gaining the necessary planning consents.

RENTAL APPRAISAL

The expert local letting agents Hopewell Properties say;

Having looked at various properties of similar size and value in the local area, if the property was finished to a good standard with a similar layout of four bedrooms a rental income of between £1000 and £1200pcm could be achieved.

www.hopewellproperties.co.uk

NB

Please be aware that Number 1 and 2 Pembroke Avenue have a PEDESTRIAN right of way over the front garden area - please refer to legal pack.

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 £500 + 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

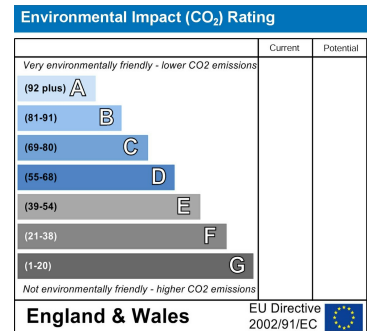
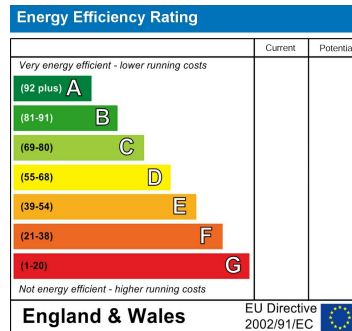
We have short video guides for both buying and selling by Public Auction on the Hollis Morgan Website. If you have any further questions regarding the process please don't hesitate to contact Auction HQ.

TESTIMONIALS

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

CHARITY OF THE YEAR

Hollis Morgan are supporting Dance Voice as their 2015 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity - Dance Voice is dependent on voluntary donations to run its dance movement psychotherapy sessions which enable so many vulnerable people express themselves and improve and integrate their physical, emotional and social health and wellbeing. For further details on their outstanding work in the community please visit www.dancevoice.org.uk In 2014 Hollis Morgan successfully raised £2,500 for Bristol Children's Help Society www.tbchs.org.uk



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