



152 Ambleside Avenue, Southmead, Bristol, BS10 6HF

Sold @ Auction £205,000

Hollis Morgan SEPTEMBER AUCTION - A semi detached property (886 Sq Ft) situated on a CORNER PLOT in need of BASIC UPDATING and scope to EXTEND subject to PP.



152 Ambleside Avenue, Southmead, Bristol, BS10 6HF

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £150,000 +++
SOLD @ £205,000

LOT NUMBER 11

Wednesday 27th September 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

EXTENDED COMPLETION

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

SOLICITORS

Pam Williams
Wards Solicitors
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Tel: 0117 4281999
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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

A modern Freehold semi detached three bedroom property situated on a corner plot with garage and gardens.
Sold with vacant possession.

GROUND FLOOR

Double Reception
Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

OUTSIDE

Front Garden
Rear Garden
Garage & Outbuildings

LOCATION

Ambleside Avenue is located within the popular suburb of Southmead. Local amenities and services are all within close proximity including Southmead Hospital. Bristol City Centre is approximately six miles away.

THE OPPORTUNITY

REQUIRES MODERNISATION

The property now requires basic updating but would make a fine family home in this sought after location.

EXTENSION / ATTIC CONVERSION

There is scope for both extension to rear and attic conversion (Subject to consents)

FLAT CONVERSION

Scope for 2 Flats (Subject to consents)

HMO / STUDENT LET

Potential for 4 + Tenants.

RENTAL APPRAISAL

About this property:

If offered to the market today in a modernised state we would expect to achieve circa £1,100 per calendar month

on the property as a 3 bed.

There is scope for both extension to rear and attic conversion (Subject to consents) This may then attain rent up to £1400.

Scope for 2 Flats (Subject to consents) 2 x 1 Bed flats, £650pcm each.

If the necessary consents and licensing were obtained the property could potentially be let as a licensed HMO, in which case we'd expect to achieve £450 - £500 per room per calendar month.

Next steps:

If you would like further information on our services or on this or any other property please contact us at our Bristol office on 01179 55 18 17 or via email at enquiries@piperproperty.co.uk. Alternatively, please visit our website www.piperproperty.co.uk for information on our office locations, services and to find out how we do things differently. We look forward to hearing from you.

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 (£900 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.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction.
Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email 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 buyer's premium (£900) to Hollis Morgan.
Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

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.

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 £900) 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.



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

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