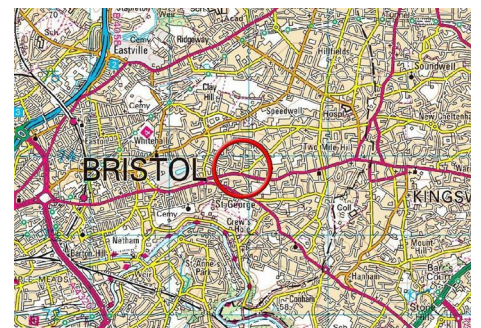
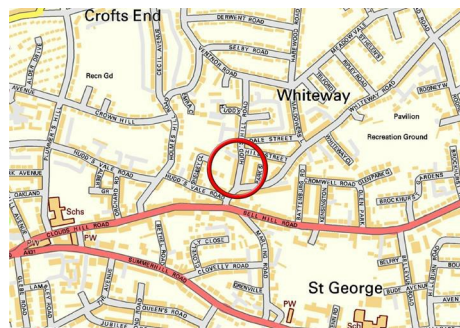




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auction



17 Hudds Hill Road, St George, Bristol, BS5 7QE

Auction Guide Price £195,000 +++

Hollis Morgan SEPTEMBER AUCTION LOT NUMBER - A mid terraced PERIOD property in need of BASIC UPDATING with scope for FAMILY HOME or 5 Bed + HMO INVESTMENT - INCOME £22k +++ pa

FOR SALE BY AUCTION

*** SOLD POST AUCTION ***

LOT NUMBER 7

Wednesday 28th September 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

VIEWING

By appointment

SOLICITORS

Paul Hayward

Wards

paul.hayward@wards.uk.com

37 Boulevard, Weston-super-Mare BS23 1PE

Tel: 01934 413535

Fax: 01934 635899

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 mid terraced period property arranged over three floors with enclosed rear garden fine views over the City.

The spacious accommodation comprises of an entrance hall, two reception rooms, a fitted kitchen, lobby and downstairs bathroom. To the first floor are two double bedrooms, a shower room and stairs leading to a bedroom with views across Bristol City.

New Boiler recently fitted with 6 year warranty.

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier by mutual consent.

LOCATION

Close to the bustling Church Road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately 2.5 Miles away.

Bristol is the principle financial and commercial centre of the South West of England. Traditionally, the city has been considered a major trading, financial and industrial centre, and port. Today, Bristol also has a strong banking

and service sector and is a popular office relocation destination. London is 120 miles to the east, Birmingham 80 miles north and Cardiff 40 miles to the west. Rail services to London Paddington are available in 1 hour and 31 minutes. Major facilities include the Broadmead Centre, The Mall and the Cribbs Causeway out of town shopping centre four miles from the intersection of the M4/M5.

THE OPPORTUNITY

Terraced house for owner occupier or investment - sold with vacant possession.

FAMILY HOME

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

INVESTMENT

The property has most recently been rented out to 4 professionals (£450 pcm for double rooms and £500 pcm for Top Floor)

INCOME - £22,200 PA

We understand there is scope to create a 5th room subject to internal rearrangement and extension to the rear - buyers must make their own enquirers and subject to the necessary consents.

ACCOMODATION

Entrance

Frosted partial glazed door leading to:

Hallway

Cove ceiling, radiator.

Lounge

15' 0' max x 12' 3" (4.57m x 3.73m)

UPVC double glazed window to rear, feature fireplace, stairs to the first floor, radiator

Dining Room

13' 11" x 11' 6" (4.24m x 3.50m)

UPVC double glazed bay window to the front, cove ceiling, radiator.

Kitchen

9'9" x 6'6" (2.97m x 1.98m)

UPVC double glazed window to the rear, a range of modern wall and base units with roll edge working surfaces incorporating stainless steel sink unit, tiled splash backs, built in gas hob, extractor fan and electric oven. Door to lobby.

Lobby

Frosted partial glazed door to the rear. Door to the bathroom.

Bathroom

UPVC frosted double glazed window to the rear, modern suite comprising of low level w.c., pedestal wash hand basin, panel bath with mixer shower over, tiled walls, radiator.

First Floor Landing

Door with stairs to second floor

Bedroom 1

11'5" x 9'10" (3.48m x 2.99m)

UPVC double glazed window's to the front, radiator

Bedroom 2

12'3" x 9' 4" (3.73m x 2.84m)

UPVC double glazed window to the rear with some open aspects, cupboard housing wall mounted gas boiler.

Shower Room

Suite comprising of low level w.c (saniflo), pedestal wash hand basin, corner shower cubicle, tiled splash backs, radiator.

Second Floor

Bedroom 3

14'5" x 15' 0" (4.39m x 5.57m)

UPVC double glazed window to the rear with open aspects across the City, radiator.

Outside

There is a small garden to the front with a pathway leading to the front door. The rear garden has a paved courtyard leading to an enclosed garden.

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.

EPC

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

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.

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.

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.

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 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