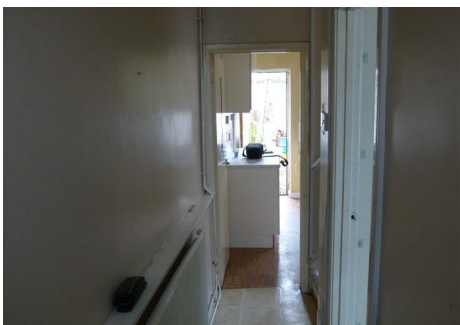
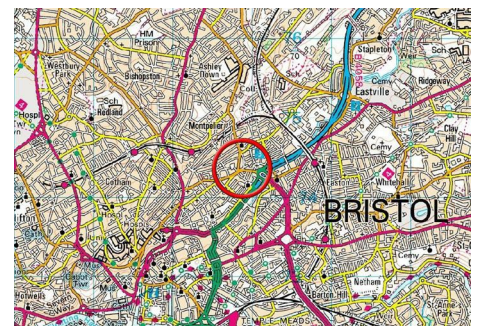
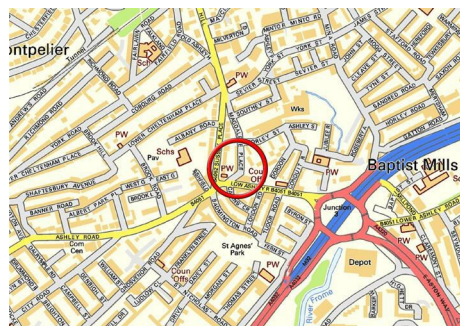




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9 Magdalene Place, St. Agnes, Bristol, BS2 9RJ

Auction Guide Price £145,000 +++

Hollis Morgan NOVEMBER AUCTION LOT NUMBER 3 - A mid terrace two bedroom house in need of basic updating and modernisation.

9 Magdalene Place, St. Agnes, Bristol, BS2 9RJ

FOR SALE BY AUCTION

Guide Price £125,000 +++

LOT NUMBER 3

Wednesday 26th November 2014

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

Weekly Set Viewing: (starting from w/c 27th October)

THURSDAYS @ 11:15 am

*** VIEWING OPEN FOR 30 MINUTES ***

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties at the specified time and allow a minimum of 15 minutes to view. This is an open house and whilst you will need to register upon arrival, there is no need to book your appointment – please simply turn up at the stated time.

Please note there will be NO SET VIEWINGS on the day of the auction.

SOLICITORS

Peter Wilcox

Property Lawyer

Bristol City Council

Legal Department

City Hall, College Green

Bristol BS1 5TR

peter.wilcox@bristol.gov.uk

Tel: 0117 92 22325

ONLINE LEGAL PACKS

Please visit our website www.hollismorgan.co.uk and follow the RED links "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 also 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 mid terrace property comprising of two bedrooms, kitchen, reception room, bathroom and a rear garden. Double glazed windows throughout.

LOCATION

Magdalene Place lies within the borders of St Pauls and St Agnes. St Pauls eclectic range of independent

retailers, cafes and convenience stores are all within close proximity. Lower Ashley Road nearby provides direct routes to the M32 Motorway Network and the A4 heading towards Bath. Cabot Circus is approximately one mile away whilst Bristol Temple Meads is less than two miles away.

THE OPPORTUNITY

Now in need of basic updating and modernisation.

Suitable for first time buyers or the but to let investment market.

COMPLETION DATE

Please note extended completion of 07/01/2015 or earlier by mutual consent.

APPROACH

Private gated entrance with front patio.

ENTRANCE

HALLWAY

RECEPTION ROOM

KITCHEN

FIRST FLOOR

LANDING

Loft hatch.

BEDROOM 1

BEDROOM 2

BATHROOM

GARDEN

Rear patio 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 £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.

CHARITY OF THE YEAR

Hollis Morgan are supporting Bristol Children's Help Society as their 2014 Charity of the year. We are delighted to announce that 10% of every buyers premium will be donated to this excellent local charity. For further details on their outstanding work in the community please visit www.tbchs.org.uk/about.html In 2013, Hollis Morgan successfully raised £2,000, which was donated to Penny Brohn.

AUCTION BUYERS GUIDE

Available to download via our purpose built property website.

AUCTION FINANCE

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

TESTIMONIALS

We are very proud of what our clients say about us - please visit our website to read our Testimonials: www.hollismorgan.co.uk/auction-testimonials.html

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 submitted by filling out the offer form in the online legal pack and then sent via email to post@hollismorgan.co.uk NB – Unless the form is completed the offer cannot be submitted.