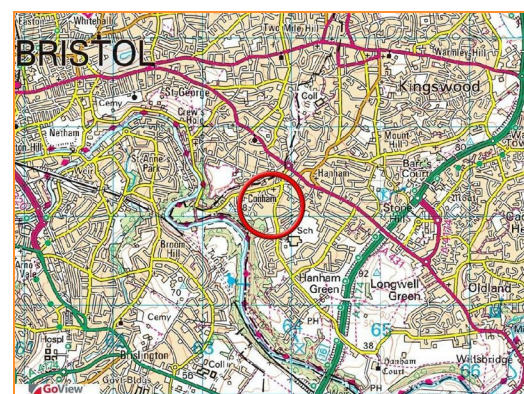
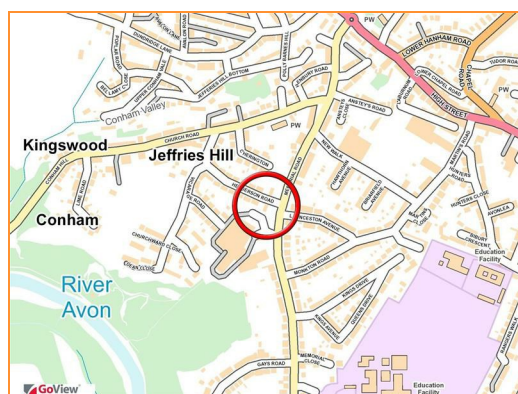




5 Henderson Road, Hanham, Bristol, BS15 3AJ

Sold @ Auction £217,500

Hollis Morgan JULY AUCTION - An END OF TERRACE house (917 sq ft) for UPDATING on CORNER PLOT with GARAGE and scope for EXTENSION plus ATTIC CONVERSION.



5 Henderson Road, Hanham, Bristol, BS15 3AJ

FOR SALE BY AUCTION

*** SOLD PRIOR TO AUCTION ***

GUIDE PRICE £199,000
SOLD @ £217,500

LOT NUMBER 33

Wednesday 19th July 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

SOLICITORS

Gabrielle Artess

Barcan Kirby

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0117 978 6042

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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.

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THE PROPERTY

A modern end of terrace property (917 sq ft) occupying a prominent corner plot with accommodation arranged over two floors with front, rear and side gardens plus detached garage.

Freehold with Gas central heating and double glazing.

Freehold with Gas central heating and double glazing.

LOCATION

Henderson Road is located just off the main High Street within the popular suburb of Hanham. Local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and restaurants.

Bristol City Centre is approximately four miles away.

THE OPPORTUNITY

MODERNISATION

The property would now benefit from basic updating throughout but would make a fine family home in this sought after location with excellent local schools.

EXTENSION

The corner plot includes a circa 3m strip of land to the side of the property which would be suitable to extend (subject to consents) to create further accommodation.

ATTIC CONVERSION (Subject to Consents)

The adjacent properties have both added attic conversion with dormer windows to create additional bedrooms and bathroom.

HMO INVESTMENT

Scope to create 4 lettable rooms for HMO Investment

RE SALE VALUES

We understand once fully modernised as a three bedroom house a re sale value of £250,000 - £275,000 could be achieved.

If the property was extended to the side and with an attic conversion, a re sale value of £350,000 - £375,000 could be achieved.

RENTAL QUOTE

What rent can we achieve for you?

Piper Property are confident this property would make a good rental investment. Peter Stephenson of Piper Property suggests a rent in the region of:

3 Bedroom House - £1,100 pcm

4 Bedroom House - £1,250 pcm

5 / 6 bedroom HMO - £450 pcm a room / up to £2,700 pcm

If you would like to discuss more detail on the potential for rental, you can call me (0117 955 1817) or email (peterstephenson@piperproperty.co.uk) for a no obligation discussion.

ACCOMMODATION

Storm Porch:

Inner part glazed entrance door to ...

Hallway:

Stairs to first floor, radiator, gas wall heater, meter cupboard, understair storage cupboard.

Lounge: 12' 7" x 14' 1" (3.83m x 4.29m)

Double glazed bay window to the front, radiator, stone fireplace with gas fire, wall light points.

Dining Room: 11' 5" x 10' 5" (3.48m x 3.17m)

Gas fire with back boiler supplying central heating and domestic hot water circulation, double glazed window, radiator.

Kitchen: 11' 5" x 8' 3" (3.48m x 2.51m)

Double glazed window to side, range of base and wall units providing ample working surfaces, built in oven, gas hob, extractor hood, stainless steel single drainer sink unit with mixer tap, plumbing for automatic washing machine, double glazed door opening onto rear garden.

First Floor Landing:

Double glazed window to side, hatch to loft space.

Bedroom 1: 11' 9" x 11' 0" (3.58m x 3.35m)

Double glazed window, radiator.

Bedroom 2: 11' 5" x 12' 5" max (3.48m x 3.78m)

Double glazed window, radiator, airing cupboard housing hot water tank.

Bedroom 3: 8' 6" x 7' 8" (2.59m x 2.34m)

Double glazed window, radiator.

Bathroom:

Comprising coloured suite of panelled bath, wash hand basin, tiled walls, double glazed frosted window, electric shower, radiator.

W.C.:

Separate low level w.c.

Outside:

Generous area of lawned garden to the front of the property with side access to an area of lawn to the side, enclosed by mature trees. Gardens to the rear are enclosed with patio and lawn, personal door to ...

Single Garage:

Located to the rear

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

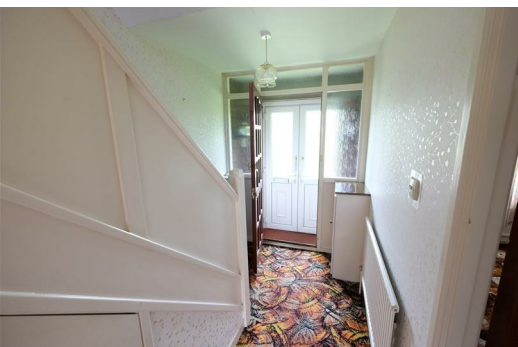
An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case, that a provisional reserve range is agreed between the seller and the 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.



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