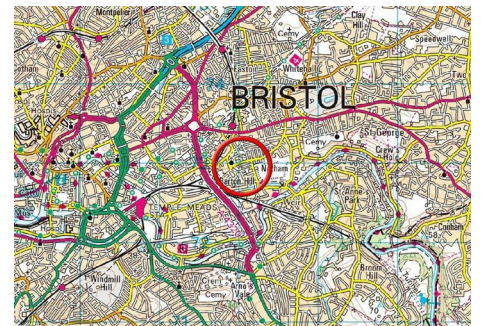
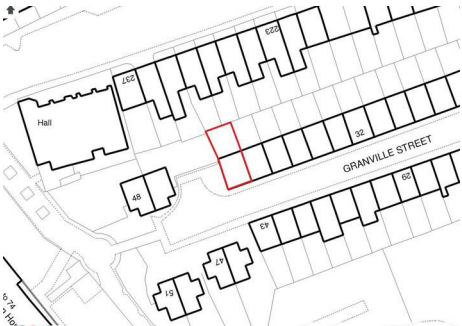




0117 973 6565  
www.hollismorgan.co.uk  
post@hollismorgan.co.uk

hollis  
morgan  
auction



## 44 Granville Street, Barton Hill, Bristol, BS5 9SP

Auction Guide Price £147,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 6 - An END OF TERRACE period property ( 895 Sq Ft ) arranged over 2 floors with 2 receptions rooms plus enclosed rear GARDEN - NOW IN NEED OF MODERNISATION.

# 44 Granville Street, Barton Hill, Bristol, BS5 9SP

## FOR SALE BY AUCTION

GUIDE PRICE - £110,000

SOLD @ AUCTION - £147,000

LOT NUMBER 6

Wednesday 24th February 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

## VIEWINGS

Every Tuesday @ 15:15 pm

Saturday 13th February @ 14:30 pm

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 are no viewings on Bank Holidays or on the day of the auction.

## SOLICITORS

Paul Bromhead

Solicitor

07469 029 520

paul.bromhead@bristol.gov.uk

DX7827 Bristol

## 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.

## BRISTOL CITY COUNCIL

This lot is offered on behalf of Bristol City Council.

## PRE AUCTION OFFERS

Bristol City Council will not accept any pre auction offers on this Lot.

## THE PROPERTY

An end of terrace period property ( 895 Sq Ft ) arranged

over 2 floors with two reception rooms and two bedrooms plus enclosed rear garden.

## LOCATION

Granville Street is located within the popular suburb of Barton Hill. Local amenities and services are all within walking distance. Bristol City Centre is approximately two miles away.

## THE OPPORTUNITY

The property now requires complete updating but has the potential for a fine family home or excellent investment in this highly sought after area close to the City Centre.

Scope for conversion to flats subject to gaining the necessary consents.

## ACCOMMODATION

### GROUND FLOOR

Reception room 1

Reception room 2

Kitchen

### FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

### OUTSIDE

Rear 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 £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.

## 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.

### **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](http://www.homestartbristol.org.uk)