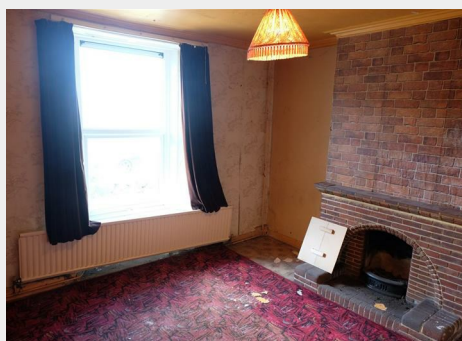
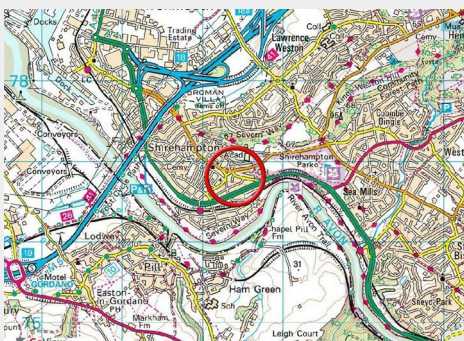
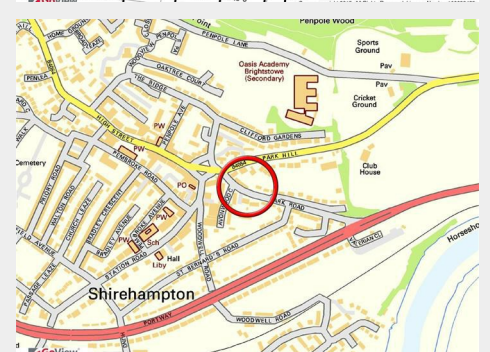


## 40 Park Road, Shirehampton, Bristol, BS11 0EF

Sold @ Auction £157,000



- For Sale By Public Auction
- All Saints Church, Clifton, BS8 2HY
- Wednesday 3rd June 2015
- Terraced cottage of charm and character
- enjoying a south westerly aspect with views
- JUNE 2015
- Courtyard style garden to the rear
- Kings weston Downs and Blaise Castle Woods with acres of recreational land are nearby.

A charming terraced COTTAGE dating from circa 1840 with charm and character but now in NEED OF UPDATING.

# 40 Park Road, Shirehampton, Bristol, BS11 0EF

## Accommodation

**FOR SALE BY AUCTION**  
SOLD @ AUCTION - £157,000

LOT NUMBER 4  
Wednesday 3rd June 2015  
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

### THE PROPERTY

This is a terraced cottage of charm and character with rendered elevations and double glazed windows standing high above the road and enjoying a south westerly aspect with views between the opposite houses to the open Somerset countryside on the south side of the River Avon. The property is believed to have been erected circa 1840 and was probably one of the original workers cottages attached to a local farm enjoying a south westerly aspect with views. Over the years, as the village expanded, it must have been hived off the original estate to form an individual house. There is a small courtyard style garden to the rear which could be developed to create further accommodation if required (subject to any necessary planning and other permissions). The property retains a good deal of charm and character and an imaginative purchaser could easily create a delightful village style home with all the convenience of this attractive urban village.

### LOCATION

Shirehampton is a delightful village situated just to the north west of Bristol within about fifteen minutes' drive of the centre of Bristol with its shopping, educational, business areas restaurants and leisure activities. The Portway provides direct and fast access into the city and the railway also provides an alternative link as does a frequent bus service. The village is centred around a green and has a varied selection of shops and other facilities including a vibrant church. The M5 Motorway is easily accessible at Avonmouth connecting with the M4 Motorway just to the north of Bristol. Kings Weston Downs and Blaise Castle Woods with acres of recreational land are nearby.

### THE OPPORTUNITY

Requires complete updating  
A country cottage in a convenient location enjoying all the conveniences and pleasures of the nearby city and a plethora of open spaces to be enjoyed.  
\*\*\* REDUCED PRICE FOR SALE BY AUCTION \*\*\*

### 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.

## Floor plan

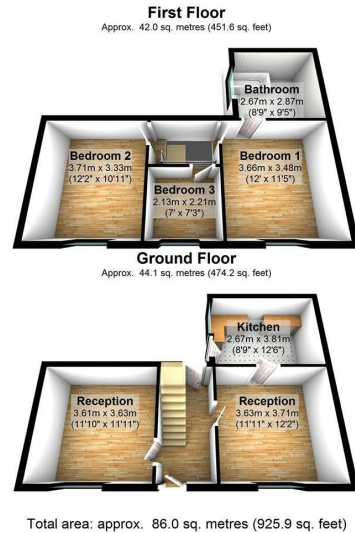
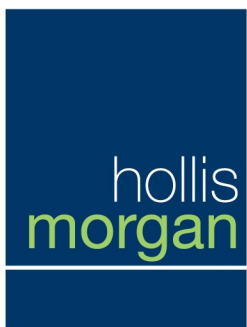
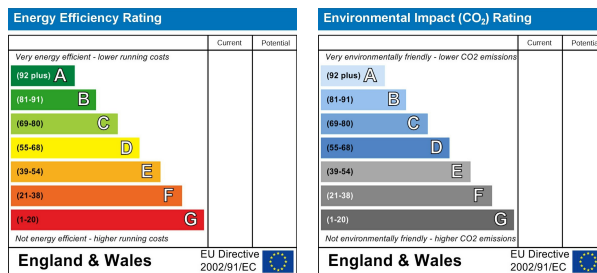


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC  
Plan produced using PlanUp.

## EPC Chart



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