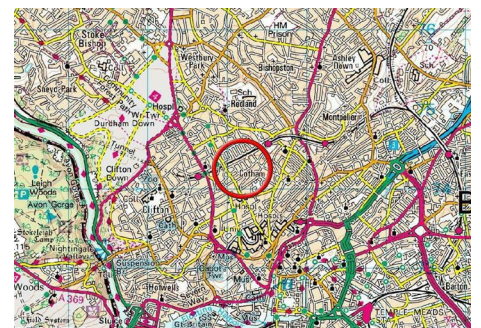
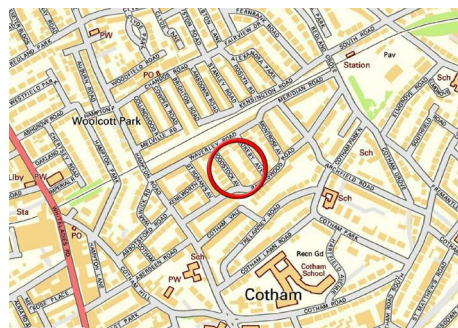
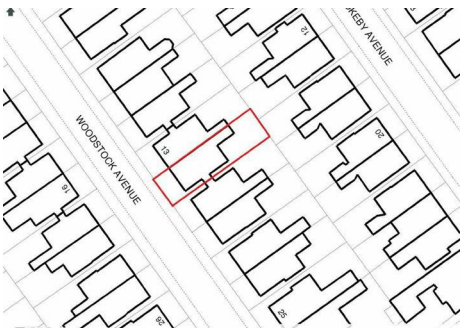


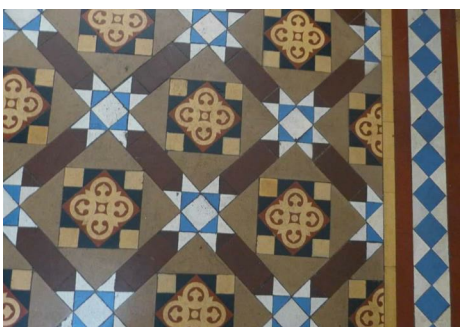


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**15 Woodstock Avenue, Redland, Bristol, BS6 6EW**

**Auction Guide Price £635,000 +++**

An imposing double height bay semi-detached period property currently let for £35,000 per annum.

## FOR SALE BY AUCTION

GUIDE PRICE +++ £575,000

LOT NUMBER 3

Wednesday 30th April 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

## THE PROPERTY

An imposing double height bay semi-detached period property arranged over two floors with enclosed rear garden.

## LOCATION

Woodstock Avenue is located within the popular residential suburb of Redland and offers a wide variety of independent retailers, bars, pubs and restaurants all within walking distance. Whiteladies Road is also nearby whilst the BBC, Bristol Royal Infirmary and University of Bristol are all within a quarter of a mile.

## THE OPPORTUNITY

The property has been let for many years and now requires some basic updating. There is a dropped kerb in front of the property so there may be scope for 1 / 2 off street parking spaces and other properties on the road have attic conversions and rear extensions. ( All subject to gaining the necessary consents )

## STUDENT INVESTMENT

The property is currently let to a group of seven students with an HMO license producing £35,000 per annum.

PLEASE NOTE - THE PROPERTY IS LET UNTIL JUNE 2015.

Please refer to AST in legal pack.

## FAMILY HOME

The property would make a fine family home in one of the most popular residential streets in the area - now requires updating.

## THE ACCOMODATION

Refer to Floorplans

Comprises

## BASEMENT LEVEL

STORAGE

## GROUND FLOOR

COMMUNAL HALLWAY

LOUNGE / RECEPTION ROOM

BEDROOM 1

BEDROOM 2

KITCHEN DINER

- single storey extension to rear

- range of kitchen cabinets

## HALF LANDING

BEDROOM 3

## FIRST FLOOR

BEDROOM 4

BEDROOM 5

BEDROOM 6

BEDROOM 7

BATHROOM

CLOAKROOM

## BUYERS PREMIUM

Please be aware all purchasers are subject to a £350 + VAT buyers premium payable upon exchange of contracts.

## 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](http://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 are clients say about us - please visit our website to read our Testimonials: [www.hollismorgan.co.uk/auction-testimonials.html](http://www.hollismorgan.co.uk/auction-testimonials.html)

## FLOORPLAN

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