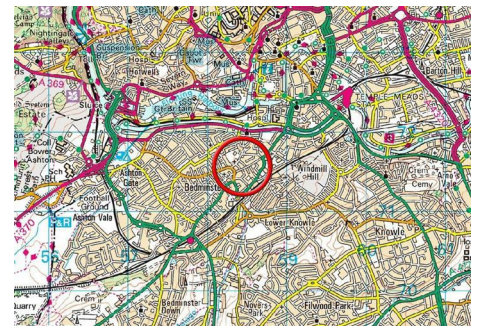
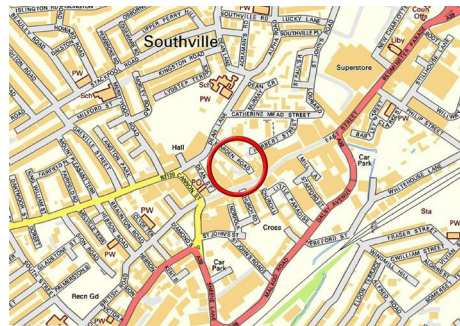
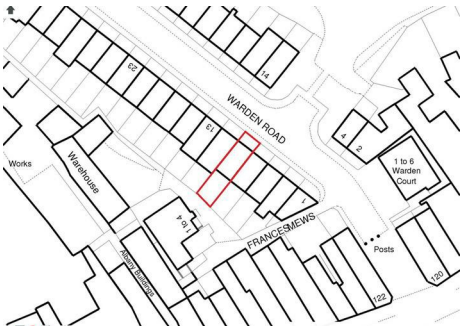




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hollis
 morgan
 auction



9 Warden Road, Southville, Bristol, BS3 1BU

Auction Guide Price £321,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 52 - A terraced FREEHOLD period property (1275 Sq Ft) arranged over 3 FLOORS with rear GARDEN close to NORTH STREET and now in need of MODERNISATION

9 Warden Road, Southville, Bristol, BS3 1BU

FOR SALE BY AUCTION

GUIDE PRICE - £250K +++

SOLD @ AUCTION - £321K

LOT NUMBER 52

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

WEEKLY SET VIEWING

VIEWING TIMES TBC 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

Kevin Froud

Legal Services

Bristol City Council

Parkview Campus, PO Box 3176, Bristol, BS3 9FS

DX 7827 Bristol

Tel: 0117 92 22932

kevin.froud@bristol.gov.uk

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.

THE PROPERTY

A mid terraced Freehold period property (1275 Sq Ft) arranged over three floors with 3 / 4 bedrooms and 1 / 2 reception rooms plus enclosed garden with rear access.

LOCATION

Warden Road is located just off the vibrant North Street offering an array of independent retailers, affluent bars,

pubs, cafes, convenience stores and mini supermarkets. 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 North Street and the City Centre.

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

ACCOMMODATION

LOWER GROUND FLOOR

Kitchen

Reception room 1

Bathroom

HALL FLOOR

Reception 2 / Bedroom 4

Bedroom 1

FIRST FLOOR

Bedroom 2

Bedroom 3

OUTSIDE

Rear garden

RESALE VALUES

Please contact Calum Melhuish, Residential Sales Manager, to discuss the value of this property – calum@hollismorgan.co.uk

Calum Says; " The market in Southville is extremely buoyant and due to the high demand for Victorian Terraced properties I would suggest that once refurbished to a high standard the resale value in in excess of £385,000"

RENTAL APPRAISAL

The local lettings experts say:

The Bristol Residential Letting Co. is confident this property would make a good rental investment. Don McKeever of The Bristol Residential Letting Co suggests a rent in the region of £1400 - £1600pcm will be achievable if refurbished for the professional market. If you would like to discuss more detail on the potential for rental, you can call Don (0117 370 8818) for a no obligation discussion. He will be very happy to advise on maximising the return on this property.

EPC

For full details of the EPC please refer to the online legal pack.

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

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