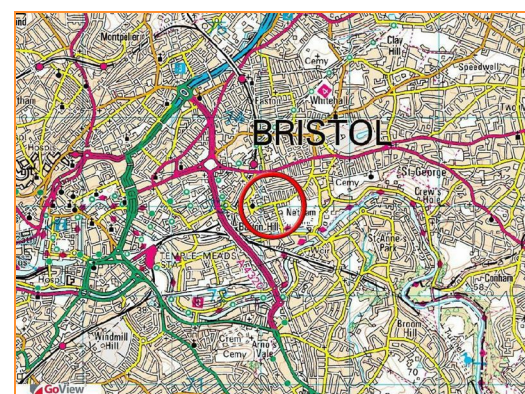




**193 Avonvale Road, Barton Hill, Bristol, BS5 9SR**

**Sold @ Auction £133,000**

Hollis Morgan OCTOBER AUCTION LOT NUMBER 10 - A mid terrace two bedroom PERIOD property now in need of basic UPDATING and modernisation.



# 193 Avonvale Road, Barton Hill, Bristol, BS5 9SR

## FOR SALE BY AUCTION

\*\*\* SOLD - £133,000 \*\*\*  
LOT NUMBER 10

Wednesday 1st October 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

## VIEWINGS

Weekly Set Viewing: ( starting from w/c 25th August)

Thursdays 10:30 am - 11:00 am

Additional Weekend Viewings:

6th September - Saturday 10:00 am - 10:30 am

Hollis Morgan would be grateful if you could arrive promptly to inspect the properties during the specified times and allow a minimum of 15 minutes to view.  
Please note there will be NO SET VIEWINGS on the day of the auction.

## SOLICITORS

Peter Wilcox  
Property Lawyer  
Bristol City Council  
Legal Department  
City Hall, College Green  
Bristol BS1 5TR  
peter.wilcox@bristol.gov.uk  
Tel: 0117 92 22325

## ONLINE LEGAL PACKS

Please visit our website [www.hollismorgan.co.uk](http://www.hollismorgan.co.uk) and follow the RED links "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 also automatically be updated if any new information is added.

## BRISTOL CITY COUNCIL

Upon instruction of Bristol City Council.

## THE PROPERTY

A mid terrace period property comprising of two bedrooms, large kitchen diner, bathroom and rear garden.

## LOCATION

Avonvale Road lies within the residential suburb of Redfield. Local amenities and services are all within walking distance. Bristol Temple Meads and Lawrence Hill train stations are both within one mile.

## THE OPPORTUNITY

In need of modernisation and basic upgrading. Suitable for first time buyers, private builders and buy to let investors. We understand there is potential for an attic conversion subject to gaining the necessary planning consents.

## APPROACH

## ENTRANCE

## HALLWAY

## RECEPTION ROOM

## KITCHEN / DINER

## FIRST FLOOR

## BEDROOM 1

## BEDROOM 2

## BATHROOM

## GARDEN

## BUYERS PREMIUM

Please be aware all purchasers are subject to a £500 + VAT buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

## 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

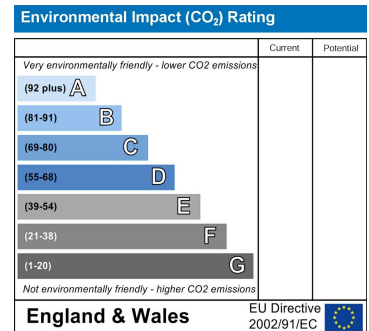
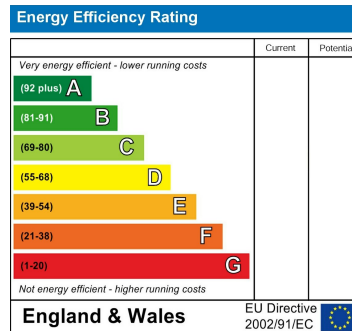
We are very proud of what our clients say about us - please visit our website to read our Testimonials: [www.hollismorgan.co.uk/auction-testimonials.html](http://www.hollismorgan.co.uk/auction-testimonials.html)

## 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.

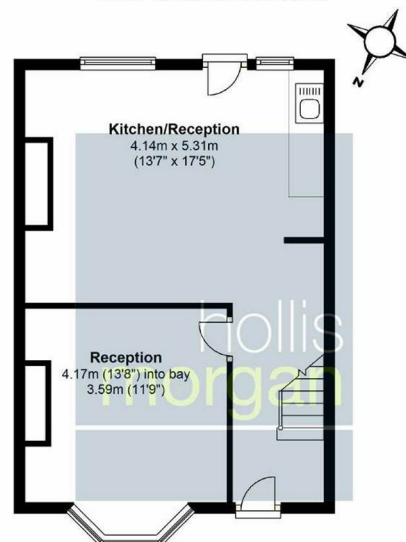
## RESERVE PRICE

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.



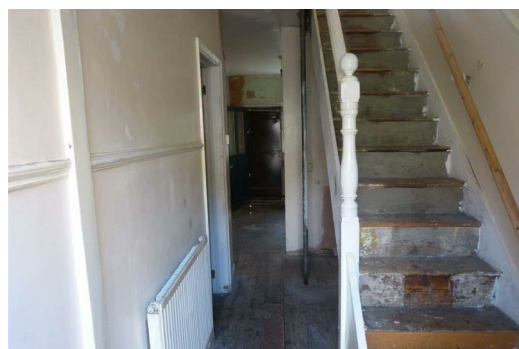
## Ground Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 80.7 sq. metres (868.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Floorplan Produced by Westcountry EPC.  
Plan produced using The Mobile Agent.



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