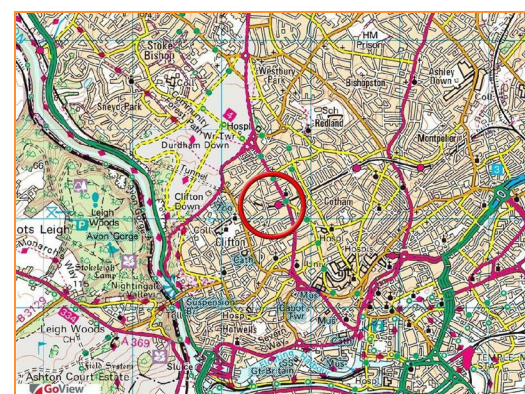
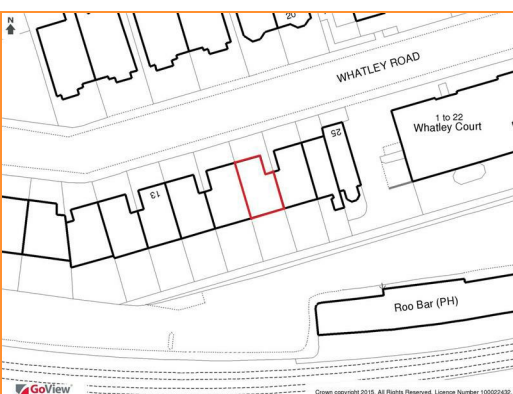




19b Whatley Road, Clifton, Bristol, Gloucestershire, BS8 2PS

Sold @ Auction £315,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 47 - A first floor two bedroom apartment (716 Sq Ft) in NOW IN NEED OF UPDATING just a few yards from WHITELADIES ROAD.



19b Whatley Road, Clifton, Bristol, Gloucestershire, BS8 2PS

FOR SALE BY AUCTION
 GUIDE PRICE - £220K +++
 SOLD @ AUCTION - £315K

LOT NUMBER 47
 Wednesday 24th February
 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

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.

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

THE PROPERTY
 Occupying the first floor of this imposing terraced Victorian property (716 Sq Ft) comprising two bedrooms, reception and separate kitchen.
 Gas central heating (Valiant Combi Boiler)
 New 999 year Lease.

LOCATION
 Whatley Road is a quiet residential area located just off Whiteladies Road. Local amenities and services including mini supermarkets, bars, pubs, cafes and restaurants are all within close proximity. Clifton Downs, Bristol University and The Bristol Royal Infirmary are also within walking distance.

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

ACCOMMODATION
 Reception room
 Kitchen
 Bathroom
 Bedroom 1
 Bedroom 2
 Storage cupboard

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

Calum Says; " Clifton is popular with all Demographics and this bright and airy flat will appeal to owner occupiers and investors due to it being so close to Whiteladies Road - I would suggest that once refurbished to a high standard resale values are in excess of £300,000"

RENTAL APPRAISAL
 Fantastic location for a buy to let property. In clear need of modernisation this offers the successful buyer flexibility to keep in its current layout or convert to a 3 bed property. If modernised to a good standard in its current layout rent of £1250 PCM could be achieved. If converted to a 3 bed property rent would be circa £1350 PCM

For further information email info@clifton-rentals.co.uk

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

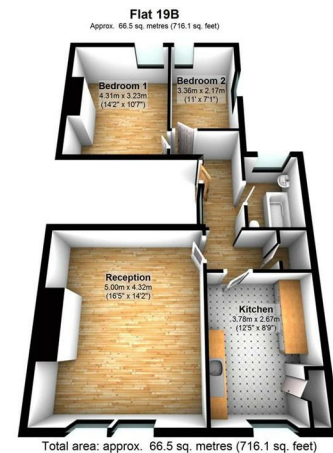
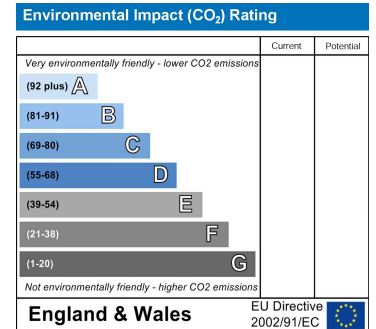
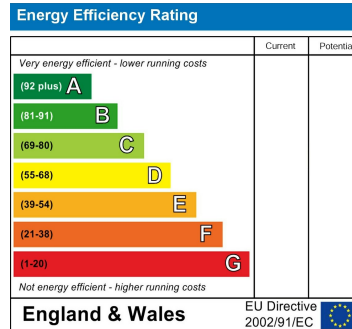


Illustration for identification purposes only, measurements are approximate, not to scale.

Floorplan Produced by Westcountry EPC.
 Plan produced using PlanUp.

Flat B 19 Whatley Road, BRISTOL



e-mail: post@hollismorgan.co.uk www.hollismorgan.co.uk

9 Waterloo Street, Clifton, Bristol BS8 4BT. Telephone: **0117 973 65 65**

Hollis Morgan Property Limited, registered in England, registered 7275716. Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ