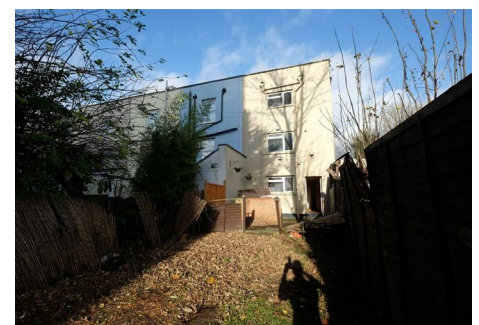




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hollis
morgan
auction



179 Coronation Road, Southville, Bristol, BS3 1RF

Auction Guide Price £247,000 +++

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 43 - An END OF TERRACE period property (1058 Sq Ft) arranged over three floors and now in NEED OF MODERNISATION.

FOR SALE BY AUCTION

GUIDE PRICE - £170,000 +++

SOLD @ AUCTION - £247,000

LOT NUMBER 43

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

VIEWINGS

Saturday 16th January @ 10:00 am

Saturday 6th February @ 10:45 am

Every Wednesday @ 10:45 am

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

Janet Hartnoll

Property Lawyer

Bristol City Council

Legal Department

City Hall, College Green, Bristol BS1 5TR

Tel: 0117 92 22325

janet.hartnoll@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

A well proportioned (1058 Sq Ft) end of terrace period property arranged over three floors with a large south facing garden.

NB

Please note the adjacent plot is currently being developed into luxury flats

There is no rear access.

LOCATION

This property is situated close to the junction of Coronation Road and Beaufort Road and looks over the River Avon. A wide range of shops cafes, bars and restaurants as well as the cultural and theatrical activities of the Tobacco Factory can be found near by on North Street. The City Centre is approximately 1.5 miles away offering convenient access to the regions rail and motorway networks.

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 of the City.

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

ACCOMMODATION

LOWER GROUND FLOOR

Reception room 1

Reception room 2

GROUND FLOOR

Kitchen

Reception room 1

FIRST FLOOR

Bedroom 1

Bedroom 2

Bathroom

OUTSIDE

Large rear garden

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 £1050-£1150pcm if let as a 3 bed house subject to the property being 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.

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