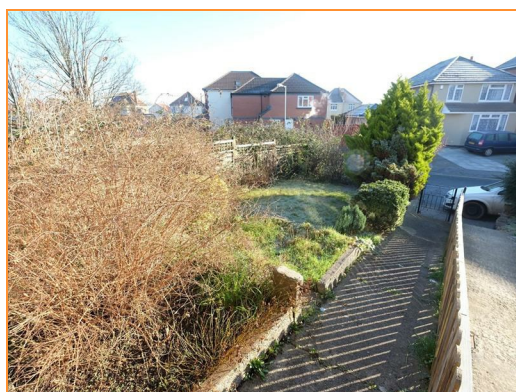




108 Church Road, Bishopsworth, Bristol, BS13 8JY

Sold @ Auction £191,000

Hollis Morgan FEBRUARY AUCTION LOT NUMBER 5 - A semi detached TERRACE family home (946 Sq Ft) set in an ELEVATED position with DETACHED GARAGE and now in need of UPDATING.



108 Church Road, Bishopsworth, Bristol, BS13 8JY

FOR SALE BY AUCTION
SOLD @ AUCTION

GUIDE £160,000 +++
SOLD @ £191,000

LOT NUMBER 5
Wednesday 22nd February 2017
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

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

Wajid Darr
Cooke Painter Solicitors
12 West Town Lane, Brislington, Bristol, BS4 5BN
Tel: 0117 971 6765
e: westtownlane@cps-sols.co.uk

ONLINE LEGAL PACKS

Digital Copies of the Online legal pack can be downloaded Free of Charge. Please visit the Hollis Morgan Website and select the chosen lot from our Current Auction List. 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 if they are not yet available they will automatically be sent to you when we receive them. You will be automatically updated by email if any new information is added. *** STAY UPDATED *** By registering for the legal pack we can ensure you are kept updated on any changes to this Lot in the build up to the sale.

THE PROPERTY

A Freehold semi detached terrace property occupying an elevated and prominent position with both rear and side access and accommodation arranged over two floors. Front and Rear gardens with detached double garage. There is a large attic room and the property has modern gas central heating.

LOCATION

The property occupies a prominent position on Church Road, approximately 4 miles south of Bristol City Centre. The property lies between the Bedminster Down and Bishopsworth residential suburbs. King's Head Lane leads to the A38 Bridgwater Road which is a main arterial road leading from the City centre to Bristol Airport and onwards to junction 22 of the M5 motorway

THE OPPORTUNITY

REDUCED PRICE FOR SALE BY AUCTION - PREVIOUSLY ON THE MARKET AT £220,000 WITH LOCAL AGENTS.

The property now requires updating but would make a fine home or investment in this highly sought after location

Scope for attic conversion subject to consents

Potential for 4 Bed HMO style investment property subject to consents

We understand that once renovated the property will have a resale value of circa £285,000

RENTAL APPRAISAL

The local lettings experts say:
The Bristol Residential Letting Co. are confident this property would make a good rental investment if refurbished as a house. Don McKeever of The Bristol Residential Letting Co suggests rents of £950 - £1,000 pcm being suited to 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.

ACCOMMODATION SCHEDULE

Entrance
Via hardwood door with glazed inserts to

Hallway
Staircase to first floor, built in cupboard, wall mounted security alarm panel, radiator, doors to accommodation.

Reception One
11'2" x 10'11". uPVC double glazed window with crossed leaded transoms to front, wall light fittings, radiator, opening to

Reception Two
13'0" x 11'7". uPVC double glazed windows to side and rear, fireplace housing electric fire, understairs storage cupboard, coved ceiling, radiator, part opaque glazed door to

Kitchen
12'6" max x 8'10". Two uPVC double glazed windows to side and rear, stable door to side, wall and base units, roll edge work surfaces incorporating stainless steel sink unit, cooker point, space for appliances, plumbing for automatic washing machine, panelled ceiling, part tiled walls.

First Floor Landing
Coved ceiling, doors to accommodation, access to

Loft Area
Double glazed velux window to rear. power and lighting.

Bedroom One
14'8" x 11'3". uPVC double glazed window with cross leaded transoms to front, radiator.

Bedroom Two
13'0" x 7'8" not including cupboard. uPVC double glazed window to rear, wall mounted gas combination boiler, coved ceiling, radiator.

Bedroom Three
8'11" to recess x 7'8". uPVC double glazed window to rear, built in cupboard, bed recess, overhead storage, radiator.

Bathroom
uPVC opaque double glazed window to side, low level w.c., pedestal wash hand basin, panelled bath with shower system over, tiled walls, panelled ceiling, radiator.

Front Garden
Laid to lawn with mature shrubs and borders.

Rear Garden
Enclosed by fencing, concrete patio area with covered pergola, side pedestrian access to front of property, outside water supply, outside w.c., mature trees and shrubs, grassed areas, rear pedestrian access gate to vehicular lane, personal door to

Garage
Power and lighting, in house storage, parking space to front of garage.

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.

BUYER'S PREMIUM

Please be aware all purchasers are subject to a £750 + VAT (£900 inc VAT) buyer's premium which is ALWAYS payable upon exchange of contracts whether the sale is concluded before, during or after the auction date.

TESTIMONIALS

We are very proud of what our past clients have say about us - please visit the Hollis Morgan website to read their testimonials.

PRE AUCTION OFFERS

Some properties may be available to buy prior to the auction. Pre auction offers can be only submitted by completing the OFFER FORM which can be downloaded with the online legal pack - please email the COMPLETED form to – olly@hollismorgan.co.uk. Please note offers will not be considered until you have VIEWED the property and the COMPLETE LEGAL PACK has been released. In the event of an offer being accepted the property will only be removed from the auction and viewings stopped once contracts have successfully EXCHANGED subject to the standard auction terms and payment of the buyer's premium (£900) to Hollis Morgan. Contracts can be signed either via the solicitors or at the Hollis Morgan offices subject to appointment.

SURVEYS AND VALUATIONS

If you would like to arrange a survey or mortgage valuation of this Lot BEFORE the auction please instruct your appointed surveyor to contact Hollis Morgan and we will arrange access for them to inspect the property. Please note that buyers CANNOT attend the surveys and the surveyors are responsible for collecting and returning keys to the Hollis Morgan offices in Clifton.



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

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