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22 Richmond Hill, Clifton, Bristol BS8 1BA

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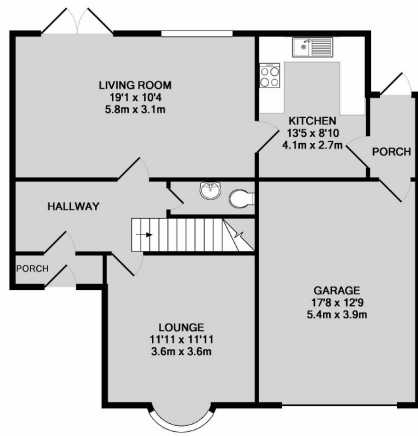
LOT 16 - 44 Queensholm Drive, Bromley Heath, Bristol, BS16 6LG

For auction Guide Price £330,000 +

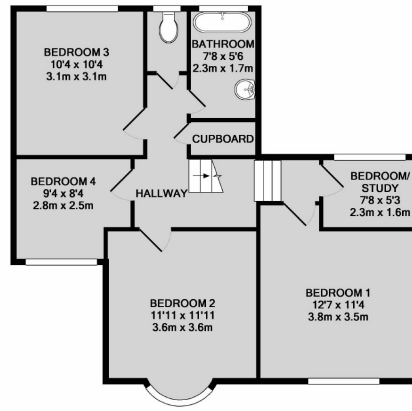
A substantial and extended 4/5 bedroom halls adjoining semi-detached house situated in a sought after residential location in Bromley Heath. The property is in need of modernisation and benefits from a sizeable integral garage, off-street parking to the front and a delightful mature rear garden.



LOT 16 - 44 Queensholm Drive, Bromley Heath, Bristol, BS16 6LG



GROUND FLOOR
APPROX. FLOOR
AREA 844 SQ.FT.
(78.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1563 SQ.FT. (145.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to be auctioned on the 28th November 2017 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

SUBSTANTIAL SEMI-DETACHED HOUSE FOR MODERNISATION

DESCRIPTION

An extended 4/5 bedroom 1950's semi-detached house with large integral garage, off-street parking to the front and a sizeable rear garden. The property is in need of modernisation and offers an exciting opportunity to create a fantastic family house.

COMPLETION

Please note that an 8 week completion is available on this lot.

LOCATION

The property is situated in Queensholm Drive off Quakers Road in Bromley Heath. Easy access is provided to the A4174 ring road and Bromley Heath Infant and Junior Schools are located approximately 0.2 miles away.

ACCOMMODATION

GROUND FLOOR

The property briefly comprises a lounge, dining room, kitchen/breakfast room, integral garage and cloakroom.

FIRST FLOOR

Comprising 4 bedrooms plus an additional box room/study, family bathroom and separate WC.

OUTSIDE

The property benefits from a driveway providing off-street parking to the front. To the rear of the property is a sizeable garden laid mostly to lawn with mature trees and shrubbery.

ENERGY PERFORMANCE CERTIFICATE

Rating: E.

SOLICITOR

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BUYERS PREMIUM

Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyers premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

