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22 Richmond Hill, Clifton, Bristol BS8 1BA

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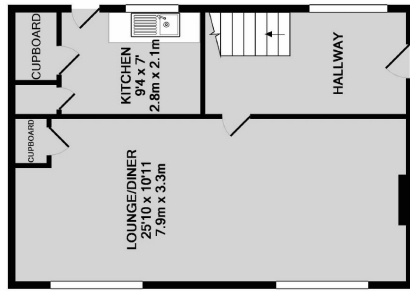
LOT 18 - 14 Woodmans Close, Chipping Sodbury, Bristol, BS37 6DH

For auction Guide Price £140,000 +

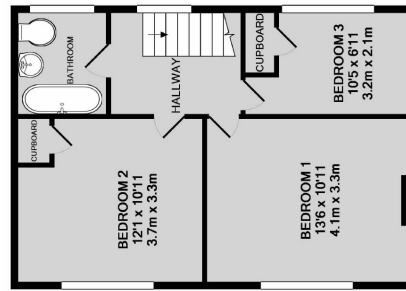
A three bedroom semi-detached house of non-traditional construction that is in need of refurbishment throughout. The property benefits from extensive gardens to the front, side and rear and an area of hardstanding providing off-street parking. Situated at the head of a quiet residential cul de sac, the property is an ideal opportunity for investors and developers.



LOT 18 - 14 Woodmans Close, Chipping Sodbury, Bristol, BS37 6DH



GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 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

Tuesdays & Thursdays 1.45pm - 2.15pm

SUMMARY

SEMI-DETACHED HOUSE FOR REFURBISHMENT

DESCRIPTION

A three bedroom semi-detached house of non-traditional construction in need of refurbishment throughout.

LOCATION

The property is situated at the head of a residential cul de sac in Chipping Sodbury. Easy access is provided to the shops and amenities in Yate Shopping Centre, which is located approximately 1.2 miles away.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR

Comprising an open-plan lounge/diner and kitchen.

FIRST FLOOR

Comprising 3 bedrooms and a family bathroom.

OUTSIDE

The property benefits from a large rear garden laid mostly to lawn, gardens to the side and front and an area of hardstanding providing off-street parking. In addition there is a single storey storage building to the rear.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating: TBC

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

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, 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.

