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22 Richmond Hill, Clifton, Bristol BS8 1BA

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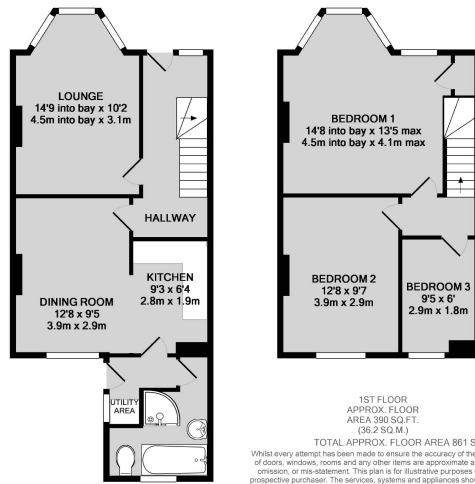
LOT 15 - 30 Westminster Road, Whitehall, Bristol, BS5 9AW

For auction Guide Price £200,000 +

Attractive double bay fronted 3 bedroom terraced house, situated in a popular residential location in Whitehall. The property has been tenanted in recent years and is now in need of updating. Easy access is provided to the shops and amenities on Church Road and excellent transport links are provided to the City Centre.



LOT 15 - 30 Westminster Road, Whitehall, Bristol, BS5 9AW



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.2 SQ.M.)
TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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.
Made with Metropix 10/2017

FOR SALE BY AUCTION

This property is due to be auctioned on the 27th February 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Tuesdays & Thursdays 10.00am - 10.30am

SUMMARY

VICTORIAN 3 BEDROOM TERRACED HOUSE FOR MODERNISATION

DESCRIPTION

A mid-terraced double bay fronted house with 3 bedrooms and 2 reception rooms that is now in need of updating.

LOCATION

The property is situated in a popular residential location on Westminster Road off Whitehall Road in Whitehall. Easy access is provided to the shops and amenities on Church Road and excellent transport links are provided to the City Centre.

ACCOMMODATION

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

GROUND FLOOR

Comprising a lounge, open-plan kitchen/diner, bathroom and utility area.

FIRST FLOOR

Comprising 3 bedrooms.

OUTSIDE

The property benefits from an enclosed courtyard garden to the rear,

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Rating: E

SOLICITOR

Mr T Bowering
Wards
52 Broad Street
Bristol BS1 2EP
Telephone: 0117 929 2811
Email: tom.bowering@wards.uk.com

BUYER'S 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.

PROXY BIDDING



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.

