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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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LOT 15 - Garden Flat, 9 Melrose Place, Clifton, Bristol, BS8 2NQ
For auction Guide Price £200,000 +

A well-proportioned garden flat occupying the entire lower ground floor level of this attractive Grade II listed Georgian terraced building. The property is situated in a fantastic location just off Whiteladies Road, which provides a wide range of shops, restaurants, bars and other amenities. In need of complete refurbishment, the property is currently arranged as a large one bedroom flat but offers scope to reconfigure the layout to provide two bedrooms, subject to obtaining the necessary consents.



LOT 15 - Garden Flat, 9 Melrose Place, Clifton, Bristol, BS8 2NQ

FOR SALE BY AUCTION

This property is due to be auctioned on the 26th July 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Tuesdays & Thursdays 10.00am - 10.30am

SUMMARY

SPACIOUS GARDEN FLAT FOR REFURBISHMENT IN FANTASTIC CLIFTON LOCATION

DESCRIPTION

A lower ground floor level garden flat forming part of an attractive Grade II listed Georgian building. The property is in need of complete refurbishment and offers a fantastic opportunity for builders, developers and private buyers seeking a renovation project. Currently arranged as a large one bedroom flat but offers scope to reconfigure the layout to provide two bedrooms, subject to obtaining the necessary consents.

LOCATION

The property is situated in a highly sought after location on Melrose Place off Whiteladies Road in Clifton. Easy access is provided to a wide range of local amenities on Whiteladies Road including the Everyman Cinema and Clifton Down Shopping Centre.

ACCOMMODATION

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

LOWER GROUND FLOOR FLAT

The property is accessed via a private entrance to the front and comprises an open-plan kitchen/living room with doors onto the rear garden, a master bedroom, study/bedroom 2 (no natural light) and a bathroom.

OUTSIDE

The property benefits from an enclosed garden to the rear.

NOTES

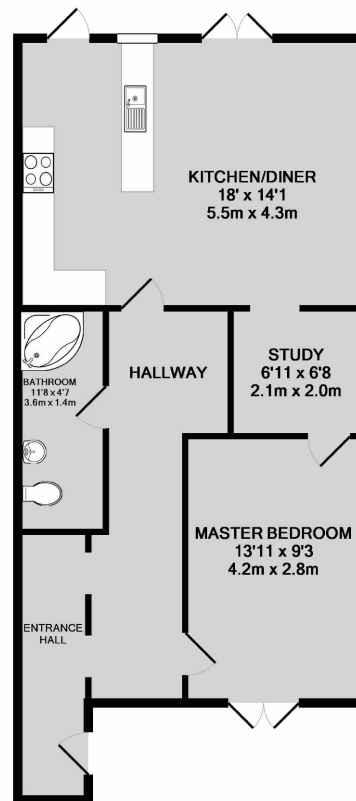
Please note that the rear section of garden and garage with access from Brighton Mews is available as a separate lot in the same auction with planning consent pending for the erection of a 3 bedroom house.

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

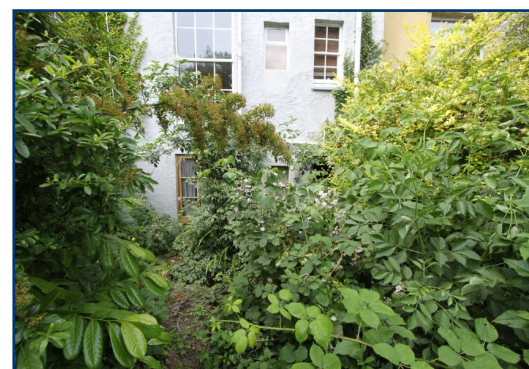
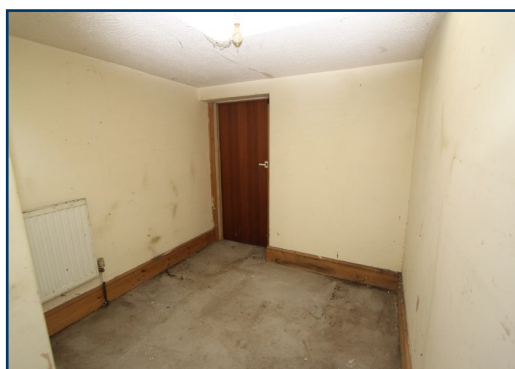
SOLICITOR

Ms S Grimwood
Clarke Willmott
1 Georges Square
Bath Street
Bristol
BS1 6BA
Tel: 0345 209 1312
Email: samantha.grimwood@clarkewillmott.com



TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.6 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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Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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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.

