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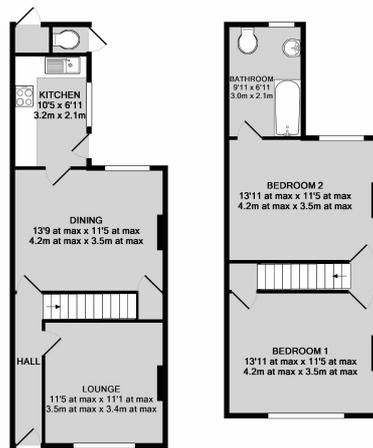
**LOT 23 - 47 Jasper Street, Bedminster, Bristol, BS3 3DT**

**For auction Guide Price £230,000 +**

A two bedroom end of terrace period house, situated in a fantastic residential location within close proximity to a wide range of shops, bars and restaurants on the ever popular North Street. There is a good-sized garden to the rear and a single garage with vehicular access. The property requires complete refurbishment and is ideally suited to builders, investors and developers.



# LOT 23 - 47 Jasper Street, Bedminster, Bristol, BS3 3DT



GROUND FLOOR  
APPROX. FLOOR  
AREA 441 SQ.FT.  
(40.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 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 27th November 2018 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

Mondays & Wednesdays 10.45am - 11.15am

## SUMMARY

TWO BEDROOM END TERRACED HOUSE REQUIRING COMPLETE REFURBISHMENT

## DESCRIPTION

A period end of terrace house with two double bedrooms, situated in a popular residential location just off Chessel Street in Bedminster. The property offers well-proportioned accommodation and requires complete refurbishment throughout offering excellent potential to add value. Further benefits include a good-sized rear garden and single garage.

## LOCATION

The property is situated on a quiet residential cul de sac within walking distance to North Street with its wide range of shops, restaurants and other amenities. Easy access is also provided to the city centre via Coronation Road and the A38.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising a lounge, kitchen and dining room.

## FIRST FLOOR

Comprising two double bedrooms and a bathroom.

## OUTSIDE

The property benefits from a good-sized rear garden with a garage and access via a rear lane.

## ENERGY PERFORMANCE CERTIFICATE

Rating: G.

## SOLICITOR

Ms E Whitehouse  
Talbots Law  
Inhedge House  
31 Wolverhampton Street  
Dudley DY1 1DB  
Tel: 01384 447794  
Email: emmawhitehouse@talbotslaw.co.uk

## COMPLETION

6 weeks or earlier by arrangement.

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's 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.

