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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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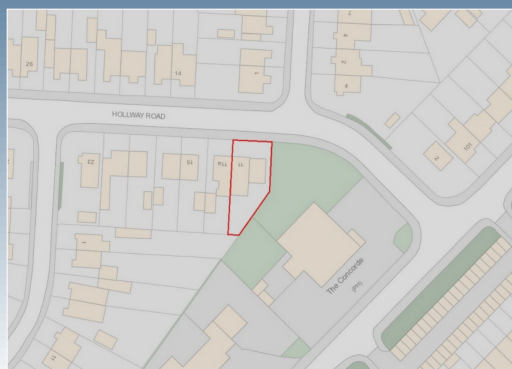
auctioneers



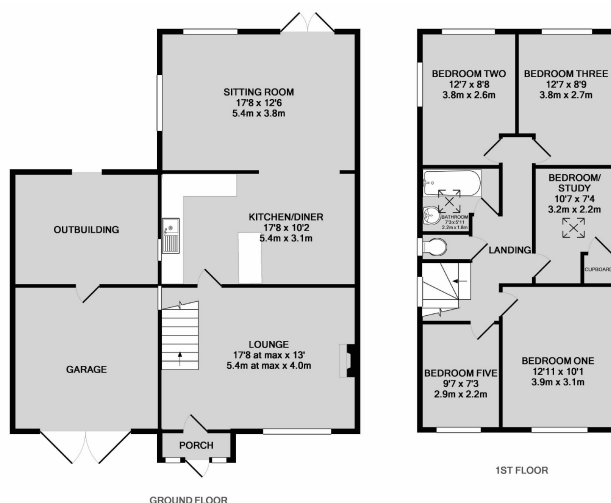
LOT 19 - 11 Hollway Road, Stockwood, Bristol, BS14 8PY

For auction Guide Price £250,000 +

A substantial and extended 4/5 bedroom semi-detached house, situated in a convenient location with excellent access to a range of local amenities. The property sits in a generous plot and benefits from a large garage to the side, which offers potential to extend or build an additional dwelling, subject to obtaining the necessary planning consents. An ideal opportunity for builders, developers and private buyers.



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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

By appointment

SUMMARY

SUBSTANTIAL 5 BEDROOM HOUSE WITH POTENTIAL TO EXTEND/BUILD ADDITIONAL DWELLING

DESCRIPTION

A greatly extended 4/5 bedroom house in need of some updating benefiting from a driveway providing off-street parking, a good-sized rear garden and a substantial garage to the side. Planning consent was previously granted (but has now lapsed) to extend the property above the garage to provide an additional master bedroom with en suite bathroom and alterations on the ground floor to extend the current kitchen and create a utility room. The land/garage to the side also offers potential for the erection of an additional dwelling, subject to consents.

LOCATION

The property is situated in a convenient location on Hollway Road in Stockwood with easy access provided to a range of local amenities and the A4174 Ring Road.

ACCOMMODATION

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

GROUND FLOOR

Comprising a lounge, kitchen/diner and an additional sitting room to the rear with doors onto the rear garden.

FIRST FLOOR

Comprising 4 bedrooms, an additional study/5th bedroom and a family bathroom.

OUTSIDE

The property benefits from a driveway to the front providing off-street parking, a sizeable garage to the side and a landscaped garden to the rear.

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

SOLICITOR

TBC

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.

