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22 Richmond Hill, Clifton, Bristol BS8 1BA

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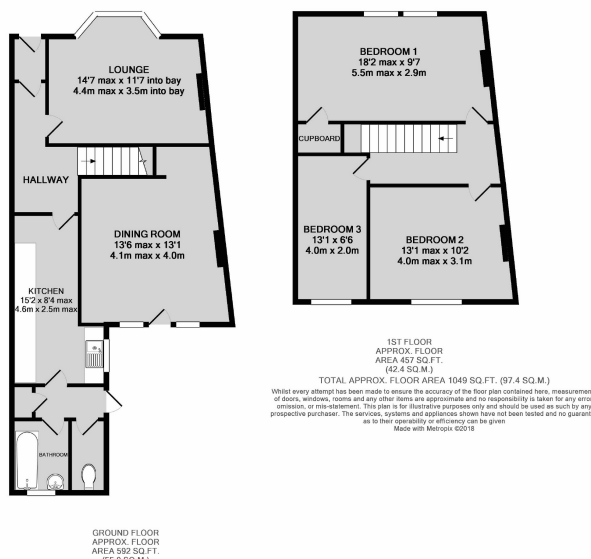
LOT 1 - 24 Lynmouth Road, St Werburghs, Bristol, BS2 9YH

For auction Guide Price £160,000 +

Attractive period 3 bedroom end terraced house situated in a highly sought after residential road. The property is in need of complete renovation and is a perfect project for all builders and investors.



LOT 1 - 24 Lynmouth Road, St Werburghs, Bristol, BS2 9YH



FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

3 BEDROOM END TERRACED HOUSE

DESCRIPTION

Period 3 bedroom end terraced house situated in a highly sought after residential road. Now in need of extensive renovation throughout this property offers an exciting project for any builder to turn this house back into a family home.

LOCATION

Lynmouth Road is off Mina Road in St Werburghs.

ACCOMMODATION

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

GROUND FLOOR

Comprising lounge, dining room, kitchen, bathroom with separate WC.

FIRST FLOOR

Comprising 3 bedrooms.

OUTSIDE

The rear garden is over grown. Please refer to the title plan for an accurate size.

ENERGY PERFORMANCE CERTIFICATE

Rating: G

SOLICITOR

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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

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.

