

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

maggs
allen

auctioneers



LOT 10 - 19 High Street, Clifton, Bristol, BS8 2YF

For auction Guide Price £235,000 +

A truly unique opportunity to purchase a one bedroom end terraced house located in a fantastic position in Clifton, just off Durdham Downs. The property is currently arranged to provide an open-plan kitchen/dining/living room on the ground floor with a large bedroom and bathroom on the first floor. However, it may be possible to reconfigure the internal layout to provide a second bedroom. The property benefits from stunning views across Bristol to the rear and would be an ideal purchase for developers, investors and private buyers alike.

6 WEEK COMPLETION AVAILABLE



LOT 10 - 19 High Street, Clifton, Bristol, BS8 2YF

FOR SALE BY AUCTION

This property is due to be auctioned on the 18th June 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

UNIQUE ONE BEDROOM HOUSE IN A FANTASTIC LOCATION IN CLIFTON

DESCRIPTION

An end of terrace one bedroom house, situated in a highly sought after location in Clifton within close proximity to Durdham Downs and Whiteladies Road. This two storey property benefits from an open-plan kitchen/living/dining room with modern fitted kitchen units, a large bedroom and bathroom. There is scope to modernise and add value and it may be possible to reconfigure the internal layout to provide an additional second bedroom, subject to consents. A fantastic opportunity for developers, investors and private buyers.

LOCATION

The property is situated in an enviable position in Clifton just off Durdham Downs and provides easy access to a wide range of local amenities on Whiteladies Road.

ACCOMMODATION

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

GROUND FLOOR

Comprising a modern fitted kitchen, dining area and lounge with large window to the rear taking advantage of stunning views across Bristol.

FIRST FLOOR

Comprising a large master bedroom with triple aspect windows and a bathroom with shower cubicle, wash had basin and WC.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SOLICITOR

Mrs A Lawrence, Fussell Wright
Telephone: 0117 927 9117
Email: al@fussellwright.co.uk

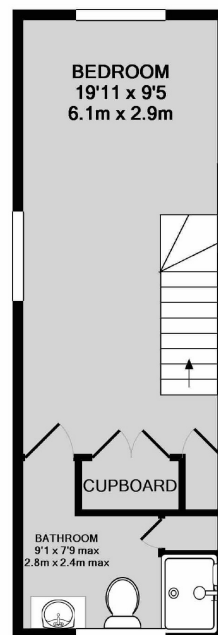
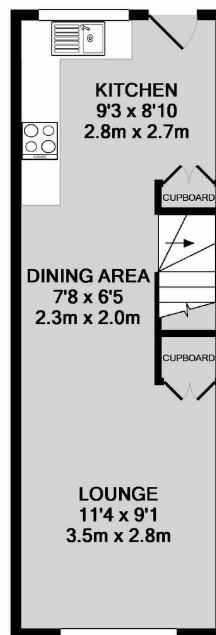
COMPLETION

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



GROUND FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 257 SQ.FT.
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 514 SQ.FT. (47.7 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 ©2019



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.

