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22 Richmond Hill, Clifton, Bristol BS8 1BA

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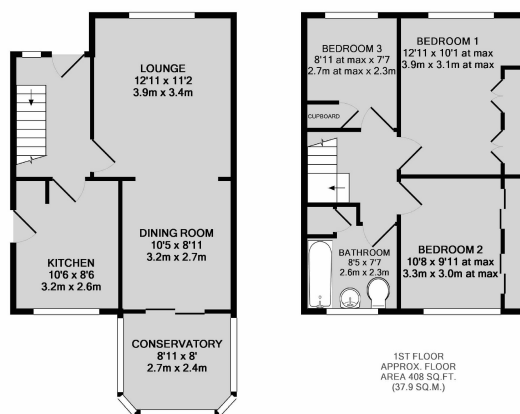
LOT 10 - 99 Robin Way, Chipping Sodbury, Bristol, BS37 6JR

For auction Guide Price £180,000 +

A three bedroom semi-detached house requiring modernisation, situated in a convenient residential location in Chipping Sodbury providing easy access to a range of local amenities in Yate and Chipping Sodbury high street. To the rear of the house is a courtyard garden, lock-up garage and an area of hardstanding to accommodate one vehicle. The property will be of interest to investors and private buyers alike.



LOT 10 - 99 Robin Way, Chipping Sodbury, Bristol, BS37 6JR



GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.4 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 18th April 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Monday & Wednesdays 12.00pm - 12.30pm

SUMMARY

3 BEDROOM SEMI-DETACHED HOUSE FOR MODERNISATION

DESCRIPTION

A three bedroom semi-detached house requiring modernisation, situated in a convenient residential location in Chipping Sodbury providing easy access to a range of local amenities in Yate and Chipping Sodbury high street. The property offers excellent scope to add value and will be of interest to developers, investors and private buyers.

LOCATION

The property is conveniently located on Robin Way overlooking the Goldcrest Road Allotments, easy access is provided to Yate shopping centre, Chipping Sodbury high street and the M4 Motorway via the nearby A432.

ACCOMMODATION

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

GROUND FLOOR

Comprising an open-plan lounge/dining room, separate kitchen, entrance hall and conservatory.

FIRST FLOOR

Comprising 2 double bedrooms, a smaller third bedroom and a bathroom.

OUTSIDE

To the rear of the property is mainly laid to patio benefiting from a large garage, parking space and side access. To the front of the property is a small garden mainly laid to lawn.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

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



Auction, Commercial & Chartered Surveyors

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Estate Agents & lettings

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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.

