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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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LOT 6 - 1 Crown Road, Kingswood, Bristol, BS15 1PP

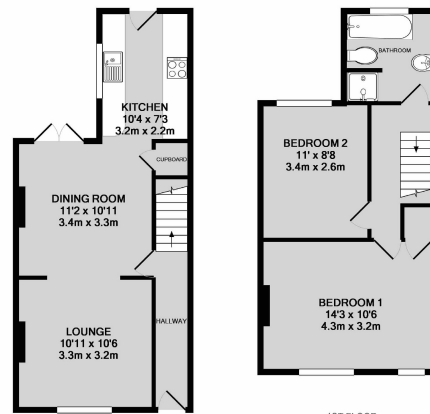
For auction Guide Price £145,000 +

An end of terrace 2 bedroom period house in need of refurbishment, situated in a convenient location in Kingswood within close proximity to a range of local amenities on Kingswood High Street. The property benefits from gas central heating, double glazing and a good-sized garden to the rear. A fantastic opportunity for builders, developers and private buyers looking to take on a project.

8 WEEK COMPLETION



LOT 6 - 1 Crown Road, Kingswood, Bristol, BS15 1PP



GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 715 SQ.FT. (66.4 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 June 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Mondays & Wednesdays 10.00am - 10.30am

SUMMARY

TWO BEDROOM END-TERRACED HOUSE FOR REFURBISHMENT

DESCRIPTION

A period 2 bedroom end-terraced house in need of refurbishment. The property benefits from gas central heating, double glazing, a good-sized rear garden and offers excellent scope to add value and great rental potential.

LOCATION

Situated on Crown Road off Soundwell Road, easy access is provided to a wide range of local amenities on Kingswood High Street. Excellent transport links are also provided to the A4174 Ring Road and the motorway network.

ACCOMMODATION

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

GROUND FLOOR

Comprising a living room, dining room with double doors onto the rear garden and a kitchen.

FIRST FLOOR

Comprising two double bedrooms and a family bathroom.

OUTSIDE

The property benefits from a good-sized garden to the rear laid mostly to lawn with an area of patio.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

Rating: D

SOLICITOR

Miss S Jones, SCJ Solicitors

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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.



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

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.

