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Auctions

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LOT 12 - 30 Chapel Street, Cam, GL11 5NU

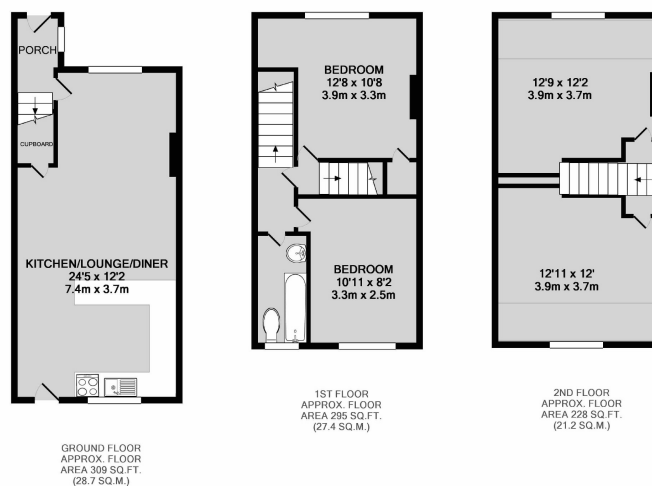
For auction Guide Price £120,000 +

An attractive mid-terraced three storey house in need of complete refurbishment. The property is arranged to provide an open-plan living/kitchen/dining room on the ground floor with 2 bedrooms and a bathroom on the first floor. In addition there are two large loft rooms on the second floor offering scope to create a 4 bedroom house, subject to consents. The property is situated on Chapel Street, close to local amenities in the semi-rural village of Cam. An ideal opportunity for builders, developers and private buyers looking to take on a project.

8 WEEK COMPLETION



LOT 12 - 30 Chapel Street, Cam, GL11 5NU



TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 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.

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

THREE STOREY TERRACED HOUSE FOR REFURBISHMENT

DESCRIPTION

A mid-terraced house with an open plan kitchen/dining/living space, two double bedrooms and two large loft rooms offering fantastic potential to add value. The property further benefits from a good-sized garden with rear access.

LOCATION

The property is situated on Chapel Street within close proximity to Cam high street with several shops, restaurants and other amenities. Cam is a semi-rural village situated a few miles north of Dursley, Gloucestershire, providing easy access to the M5 and the A38.

GROUND FLOOR

Comprising an open-plan kitchen, lounge and dining space.

FIRST FLOOR

Comprising two double bedrooms and a bathroom.

SECOND FLOOR

Comprising two large loft-rooms with access via stairs from the first floor.

OUTSIDE

The property benefits from a good-sized rear garden with a hard-standing, storage shed and access via Glebe Lands.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE

Rating: F.

SOLICITOR

Mr S Iwanier, Bude Nathan Iwanier

Tel: 020 8209 2482

Email: si@bnilaw.co.uk

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.

