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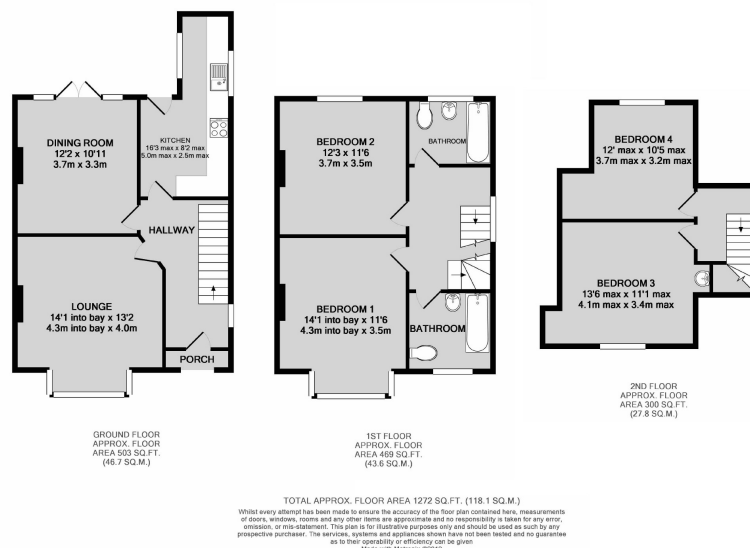
LOT 11 - 11 Sir John's Lane, Eastville, Bristol, BS5 6TX

For auction Guide Price £285,000 +

An exciting opportunity to purchase a substantial semi-detached house that has previously been operating as a 5 bedroom licensed HMO (previous rental income of £25,800pa) and is now offered for sale with vacant possession. The property would be ideally suited for continued use as an HMO but also offers potential to create a fantastic family house or for conversion into flats, subject to consents. Further benefits include a detached garage to the rear, off-street parking and an area of garden to the side offering potential to extend. Situated in a popular residential location, easy access is provided to the M32 and City Centre.



LOT 11 - 11 Sir John's Lane, Eastville, Bristol, BS5 6TX



FOR SALE BY AUCTION

This property is due to be auctioned on the 25th July 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

Tuesdays & Thursdays 10.00am - 10.30am

SUMMARY

SUBSTANTIAL SEMI-DETACHED HMO - POTENTIAL FOR FAMILY HOUSE OR FLAT CONVERSION

DESCRIPTION

A substantial semi-detached house with loft conversion that has previously been operating as a licensed 5 bedroom HMO and was let producing £25,800 per annum. The property is now offered for sale with vacant possession offering a wide variety of potential uses including a sizeable family house, continued HMO use or conversion to flats, subject to obtaining the necessary planning consents. A fantastic investment/development opportunity that will also appeal to private buyers seeking a large family house in this location.

LOCATION

The property is situated in a popular residential location in Eastville on the corner of Sir John's Lane and Heyford Avenue. Easy access is provided to the M32 and City Centre as well as a range of local amenities at the Eastgate Retail Park.

ACCOMMODATION

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

GROUND FLOOR

Comprising a lounge, dining room (bedroom) and kitchen.

FIRST FLOOR

Comprising two double bedrooms and two bathrooms.

SECOND FLOOR

Comprising two further double bedrooms.

OUTSIDE

The property benefits from wrap around gardens to the side and rear with a detached garage and forecourt fronting Heyford Avenue.

NOTES

The vendors have had plans produced single storey extensions to the side and rear to facilitate the conversion of the property into 3 self-contained flats. No formal planning applications have been submitted but the plans are available upon request.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SOLICITOR

Ms R Stuart, Wards Solicitors

Tel: 01275 850470

Email: rebecca.stuart@wards.uk.com

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



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.

