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22 Richmond Hill, Clifton, Bristol BS8 1BA

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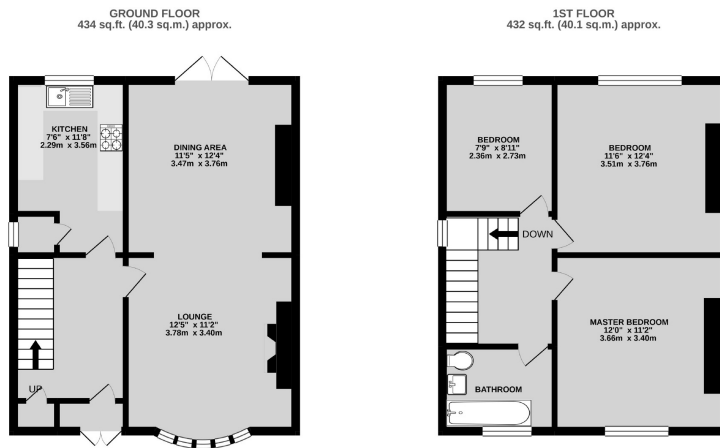
LOT 15 - 52 Donald Road, Uplands, Bristol, BS13 7BT

For auction Guide Price £250,000 +

A spacious 3 bedroom semi-detached house in need of modernisation, situated in a popular residential location in Uplands. The property benefits from a large driveway to the side and substantial gardens to the rear with a large former garage structure that has been partially demolished. An ideal opportunity for developers, investors and private buyers.



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TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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FOR SALE BY ONLINE AUCTION

This property is due to feature in our online auction on 23rd April 2020 at 7.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

3 BEDROOM SEMI-DETACHED HOUSE FOR REFURBISHMENT WITH LARGE GARDEN

DESCRIPTION

A semi-detached 3 bedroom house that is in need of complete refurbishment. The property benefits from a large open-plan lounge/diner. A large driveway to the front/side and a substantial garden to the rear. An exciting opportunity for builders, investors and developers to add value and create a fantastic family home on this popular road.

LOCATION

Situated on a quiet residential street in Uplands within close proximity to the A38, the property provides ideal access to local amenities and excellent transport links to Bristol and the further southbound 'A' roads.

ACCOMMODATION

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

GROUND FLOOR

Comprising a kitchen, large open plan lounge/diner and double doors leading to the garden.

FIRST FLOOR

Comprising two double bedrooms, a further bedroom and bathroom.

OUTSIDE

The outside space comprises a front garden, driveway, a substantial garden to the rear and a partially demolished garage structure.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

SOLICITOR

Mrs C Davis, Cooke Painter Ltd
Tel: 0117 971 6765
Email: c.davis@cps-sols.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.

