

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

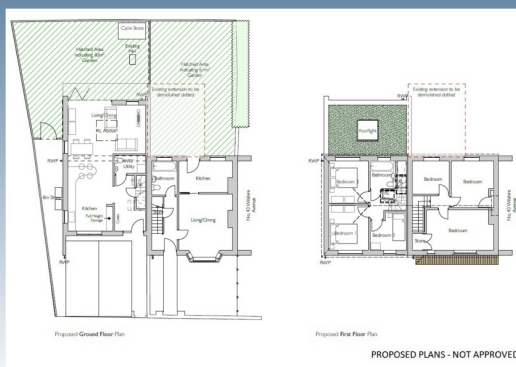


LOT 18 - 41 Wilshire Avenue, Hanham, Bristol, BS15 3QT

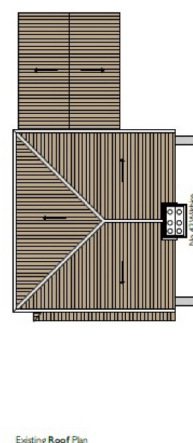
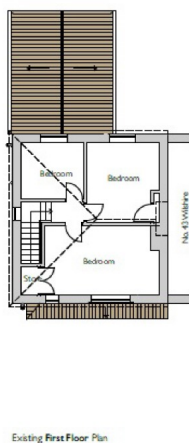
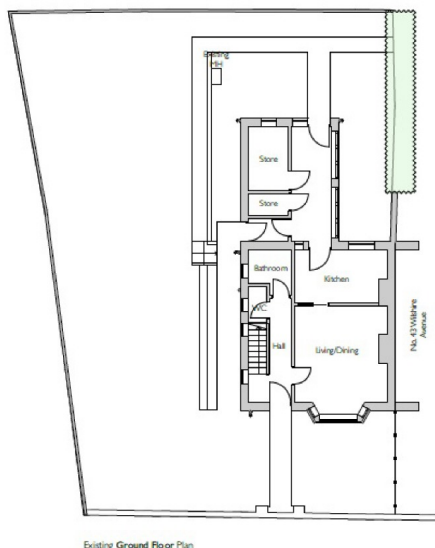
For auction Guide Price £275,000 +

HOUSE & POTENTIAL BUILDING PLOT

A 3-bedroom semi-detached house in need of renovation, occupying a large corner plot with potential for the erection of an additional 3-bedroom house, subject to consents. Plans have been produced for an additional house to the side of the existing property but have not yet been submitted to the Local Authority for consideration. The property is situated in a popular residential location in Hanham with a wide range of local amenities nearby. A fantastic opportunity for builders and developers.



LOT 18 - 41 Wilshire Avenue, Hanham, Bristol, BS15 3QT



FOR SALE BY AUCTION

This property is due to feature in our online auction on 4th November 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SEMI-DETACHED HOUSE FOR REFURBISHMENT & POTENTIAL BUILDING PLOT

DESCRIPTION

A semi-detached 3-bedroom house occupying a large corner plot with potential for the erection of an additional 3-bedroom house to the side of the existing property. The existing house is in need of refurbishment and plans have been produced to demonstrate the potential for an additional dwelling, although no formal planning applications have been submitted. An ideal opportunity for builders and developers.

LOCATION

The property is situated on Wilshire Avenue close to the junction with Woodyleaze Drive. Easy access is provided to a wide range of local amenities on Hanham High Street.

EXISTING ACCOMMODATION

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

GROUND FLOOR

Comprising of an entrance hall, living room, kitchen, bathroom, WC and rear stores.

FIRST FLOOR

Comprising of three good-sized bedrooms.

PROPOSED PLANS

A full set of plans have been produced for the erection of a new 3-bedroom house (89 sq m) to be attached to the side of the existing property. The proposed house would comprise of a kitchen, utility/WC and an open plan living/dining room on the ground floor with three bedrooms and a bathroom on the first floor. Externally, the proposed new dwelling would benefit from two parking spaces to the front and a 60 sq m rear garden. These plans have not been submitted to the Local Authority for consideration.

LOCAL AUTHORITY

South Gloucestershire Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: E.

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

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavours 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.

