

## 11 Bampton Close, Emersons Green, Bristol, BS16 7QZ

Sale Agreed £450,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SALE AGREED PRIOR TO AUCTION
- DETACHED EXECUTIVE HOME
- PARKING | GARDEN | GARAGE | 1474 Sq Ft
- FAMILY HOME | POTENTIAL HMO
- 8 WEEK EXTENDED COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold DETACHED 5 BEDROOM HOUSE with generous accommodation ( 1474 Sq Ft ) and scope for FAMILY HOME or HMO stc.

# 11 Bampton Close, Emersons Green, Bristol, BS16 7QZ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SALE AGREED PRIOR TO AUCTION \*\*\*

ADDRESS | 11 Bampton Close, Emersons Green, Bristol, BS16 7QZ

Lot Number 6

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold detached executive home with spacious accommodation ( 1474 Sq Ft ) arranged over two floors with 5 bedrooms and 2 reception rooms. The modern property occupies a generous corner plot with multiple off street parking spaces to the front, an enclosed rear garden and integral garage.

Sold with vacant possession.

Tenure - Freehold

Council Tax - F

EPC - C

### SOLICITORS & COMPLETION

Raesah Dudhwala

Gorvins Residential LLP

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<https://www.gorvinsresidential.com/>

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### THE OPPORTUNITY

DETACHED HOME | INVESTMENT

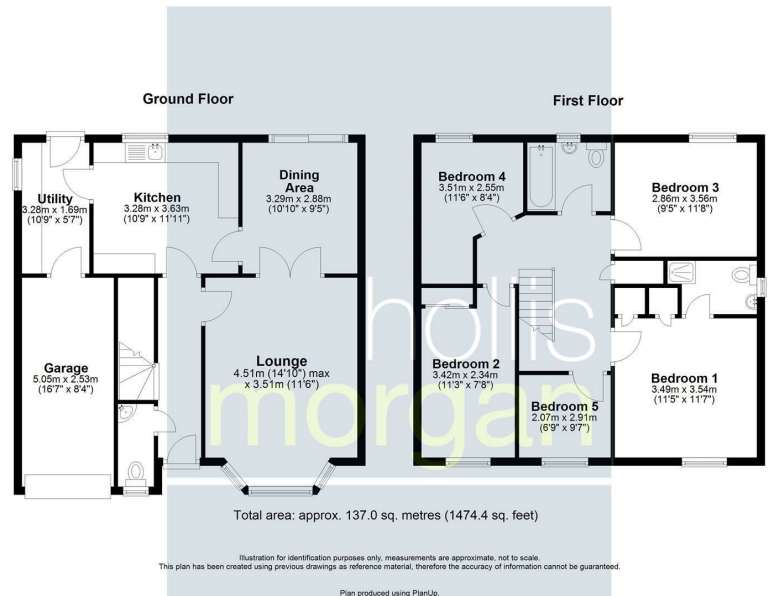
This Freehold detached property offers flexible accommodation to make a fine home in this sought after location with excellent local schools and amenities.

There is scope for a 5 / 6 bedroom HMO subject to consents.

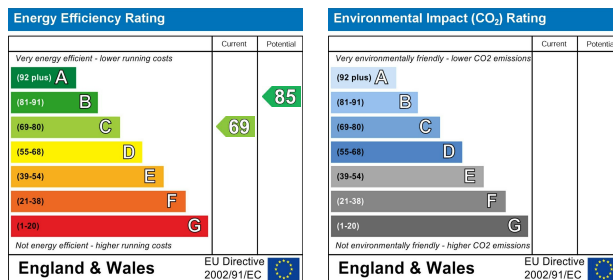
### GARAGE | REAR EXTENSION

There is scope to convert the integral garage into further accommodation and to extend to the rear.  
Subject to consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details, clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.