

## 17 Alton Road, Horfield, Bristol, BS7 9PS

Auction Guide Price +++ £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- PERIOD TERRACED HOUSE
- UPDATING | NOTICE SERVED ON TENANTS
- LOFT SPACE | LARGE GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A charming 2 BEDROOM PERIOD HOUSE ( 1026 Sq Ft ) with LOFT ROOM and LARGE GARDEN now in need of UPDATING with huge potential.

# 17 Alton Road, Horfield, Bristol, BS7 9PS

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 17 Alton Road, Horfield, Bristol BS7 9PS

Lot Number 21

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 choose 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 mid terraced period property with a generous sunny rear garden located only a short walk from the much sought after Ashley Down Infant & Junior School. The accommodation ( 1026 Sq Ft ) is arranged over two floors plus a large loft space, the ground floor has been previously extended to create a semi open plan kitchen diner.

Notice has been served on the tenants and vacant possession is expected. Property is sold subject to the AST referred to in the legal pack .

Tenure - Leasehold ( This is common for many parts of BS7 - please refer to online legal pack )

Council Tax - B

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | UPDATING

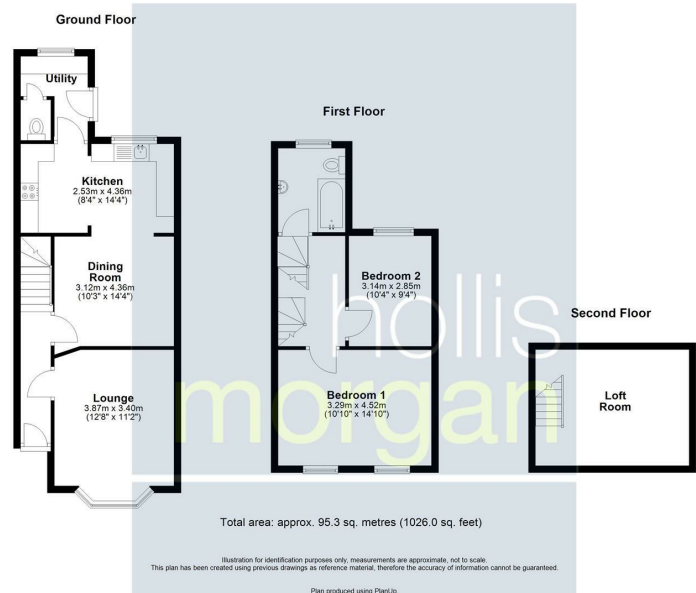
The property has been let for many years ( notice served on tenants and vacant possession is expected upon completion, please refer to the tenancy agreement in the legal pack ) the property would now benefit from updating throughout but has scope for a fine home or investment in this highly sought after enclave with excellent local schools.

There is scope for a 3rd bedroom in the loft room and for further extension to the rear ( subject to consents )

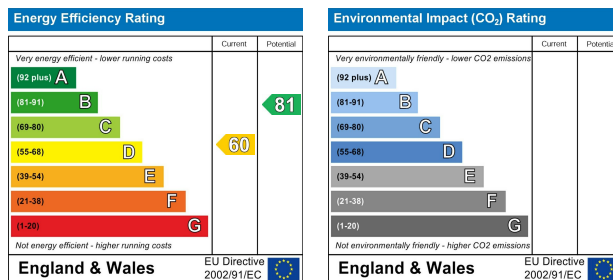
### LOCATION

Horfield is a popular residential area in North Bristol bordered by the neighbourhoods of Bishopston, Ashley Down, and Filton and has excellent public transport links to the City. Southmead Hospital, which is one of the largest hospitals in the South West of England is close by as is Gloucester Road famous for its independent shops, cafes, and restaurants. Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst UWE main campus is only a few miles away.

## Floor plan



## EPC Chart



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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.