

## Glendale, 38 Sefton Park Road, Bishopston, Bristol, BS7 9AJ

Auction Guide Price +++ £450,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- WEDNESDAY 19TH JUNE 2024
- VIEWINGS - REFER TO DETAILS
- JUNE LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 4 BEDS | GARDEN | GARAGE
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold PERIOD TERRACED HOUSE ( 1532 Sq Ft ) with GARDEN and GARAGE now in need of MODERNISATION.

# Glendale, 38 Sefton Park Road, Bishopston, Bristol, BS7 9AJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Glendale, 38 Sefton Park Road, Bishopston, Bristol BS7 9AJ

Lot Number TBC

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 mid terraced 4 bedroom period property with accommodation ( 1532 Sq Ft ) arranged over 3 floors with enclosed rear garden and garage located on the picturesque tree lined Sefton Park Road.  
Sold with vacant possession

Tenure - Freehold

Council Tax - D

EPC - F

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | MODERNISATION

Glendale now requires modernisation but has scope for a fine 4 bedroom family home on one of the most sought after road in BS7 with excellent local schools and amenities.

The property has rear access ( via Happy Lane ) for the garage and garden.

### LOCATION

The property is located on one of Bishopston's most sought after locations close to the independent shops, cafés and restaurants lining the popular Gloucester Road and has great transport links to U.W.E and Bristol University.

### RENTAL APPRAISAL

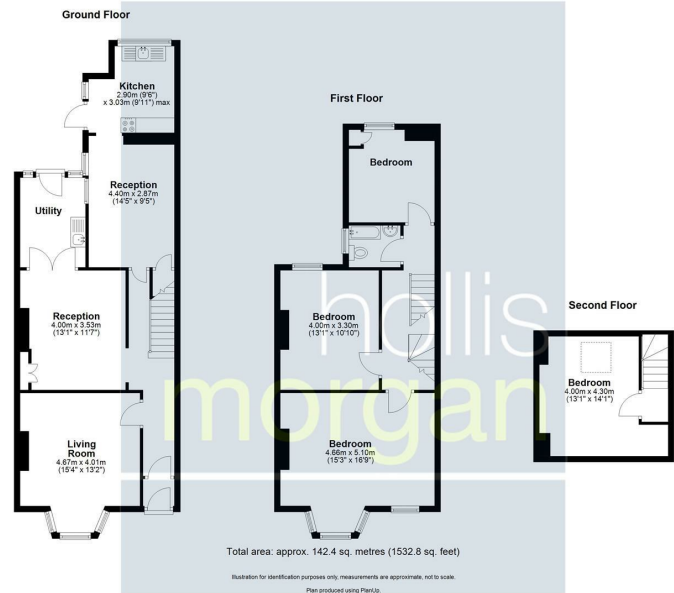
What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

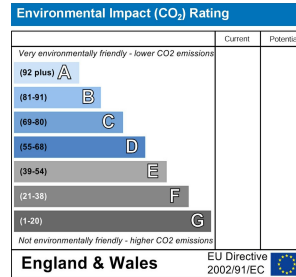
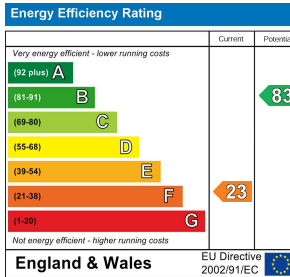
Glendale, 38, Sefton Park Road – £2800pcm - £3500pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



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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.