

## 50 Sevier Street, St Werburghs, Bristol, BS2 9RA

Postponed £260,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- WEDNESDAY 24TH JULY 2024
- VIEWINGS - REFER TO DETAILS
- POSTPONED | DELAY LEGAL PACK
- FREEHOLD PERIOD HOUSE
- END OF TERRACE | REAR GARDEN
- BASIC UPDATING | SCOPE TO EXTEND
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Freehold END OF TERRACE 2 BED PERIOD HOUSE ( 841 Sq Ft ) with REAR GARDEN in need of BASIC UPDATING.

# 50 Sevier Street, St Werburghs, Bristol, BS2 9RA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* POSTPONED TO SEPTEMBER 18TH AUCTION DUE TO FURTHER DELAY WITH LEGAL PACK \*\*\*

ADDRESS | 50 Sevier Street, St Werburghs, Bristol, BS2 9RA

Lot Number 71

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30  
Registration Deadline is on Monday 22nd July 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 classic Freehold bay fronted end of terrace 2 bedroom period house with accommodation ( 841 Sq Ft ) arranged over two floors with enclosed rear garden adjacent to the recently completed Brooks Dye Works development and close to the City Centre.  
Sold with vacant possession.

Tenure - Freehold

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 ( now vacant ) and would benefit from some basic updating to make a fine home or investment in this sought after location.

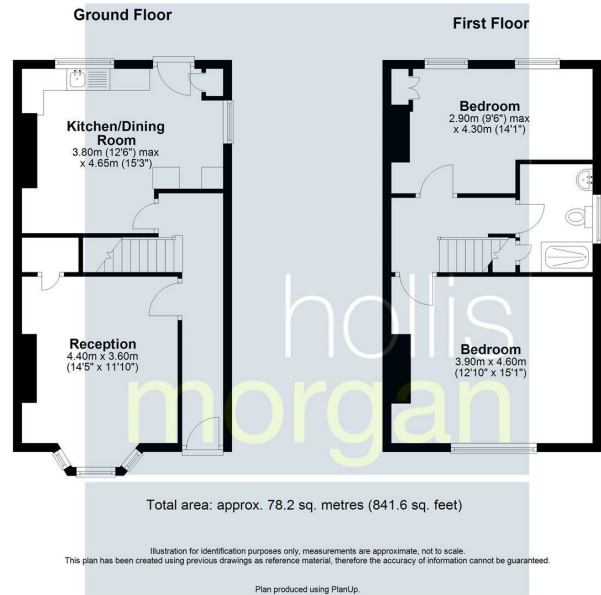
EXTEND TO REAR | ATTIC

There is scope to extend the property to the rear or into the attic space to create further accommodation - subject to consents.

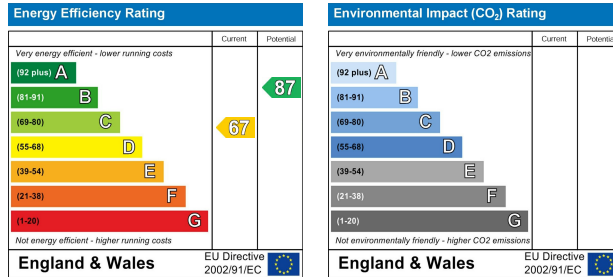
### LOCATION

St. Werburghs is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket there's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

## 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.