

2 Pigott Avenue, Withywood, Bristol, BS13 9HP

Auction Guide Price +++ £140,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR COMING SOON
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- LEASEHOLD 2 BED FLAT
- RENOVATED | VACANT | GARDEN
- REDUCED - PREVIOUSLY £195K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - SEPTEMBER LIVE ONLINE AUCTION - A Leasehold 2 BED FLAT (515 Sq Ft) with PARKING and PRIVATE GARDEN | REDUCED previously £195k

2 Pigott Avenue, Withywood, Bristol, BS13 9HP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 2 Pigott Avenue, Withywood, Bristol BS13 9HP

Lot Number TBC

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30
Registration Deadline is on Monday 16th September 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 Leasehold ground floor 2 bedroom flat (515 Sq Ft) with private entrance and well presented accommodation including separate lounge and kitchen.
To the rear of the property is a private secure garden with brick storage shed.
Off street parking space to the front.
Sold with vacant possession.

Tenure - Leasehold (999 year lease from 2003)

No Monthly Mangt Fees

Ground Rent £10 pa

Council Tax - A

EPC - C

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

VACANT FLAT | INVESTMENT / HOME

This vacant garden flat is offered in good cosmetic condition and is ready for immediate occupation to make a fine home or investment in this popular suburb.

Please refer to independent rental appraisal.

REDUCED PRICE FOR AUCTION

The property was originally listed with local agents for £195,000 and is now offered with a reduced guide price for sale by auction.

LOCATION

The residential suburb of Withywood is a great family area with convenient shops, with a good selection of schools and easy access to the new South Bristol community Hospital, Bristol Airport, and Bristol City Centre is approximately four miles away.

RENTAL APPRAISAL

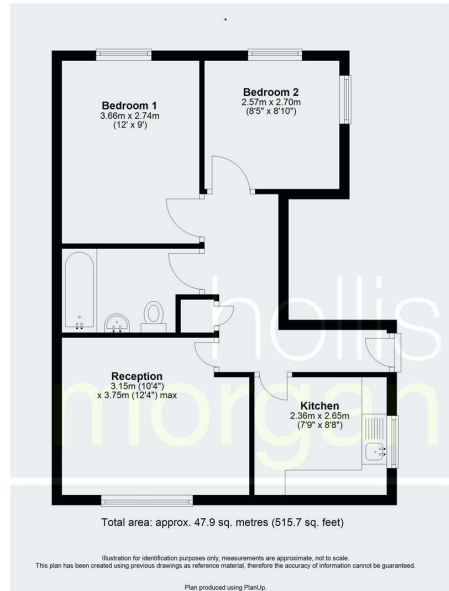
What rent can we achieve for you?

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;

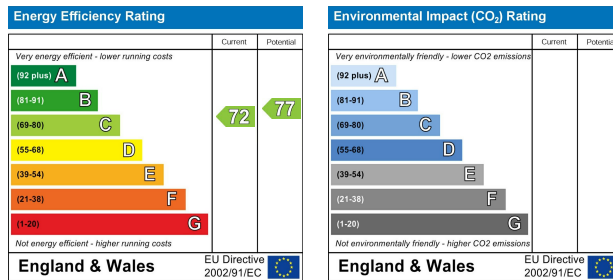
2, Pigott Avenue – £1000pcm - £1100pcm

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



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.