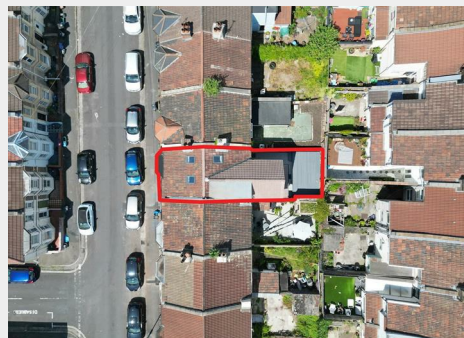


56 Gilbert Road, St George, Redfield, BS5 9DR

Auction Guide Price +++ £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD TERRACE HOUSE
- REFURBISHED 4 BED | 3 BATH FAMILY HOME
- VACANT | REDUCED WAS £500K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold RENOVATED 4 BED | 3 BATH PERIOD FAMILY HOME (1326 Sq Ft) with REAR GARDEN | Reduced - previously listed at £500k

56 Gilbert Road, St George, Redfield, BS5 9DR

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 56 Gilbert Road, St George, Bristol BS5 9DR

Lot Number 19

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 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 Freehold mid terraced 4 bedroom | 3 bath period property with stylish accommodation (1326 Sq Ft) arranged over three floors with enclosed rear garden. The property has been the subject to an exhaustive renovation and is offered in excellent decorative order and ready for immediate occupation. 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

REDUCED PRICE FOR AUCTION

The renovated and vacant property has been offered for sale with local agents for £500,000 and now has a reduced price for auction offering fantastic value as a family home or investment. Please refer to independent rental appraisal.

LOCATION

Gilbert Road is a quiet residential location within walking distance of the vibrant Church Road with its array of local amenities and services as well as St Georges Park whilst Bristol City Centre is approximately two miles away.

RENTAL APPRAISAL

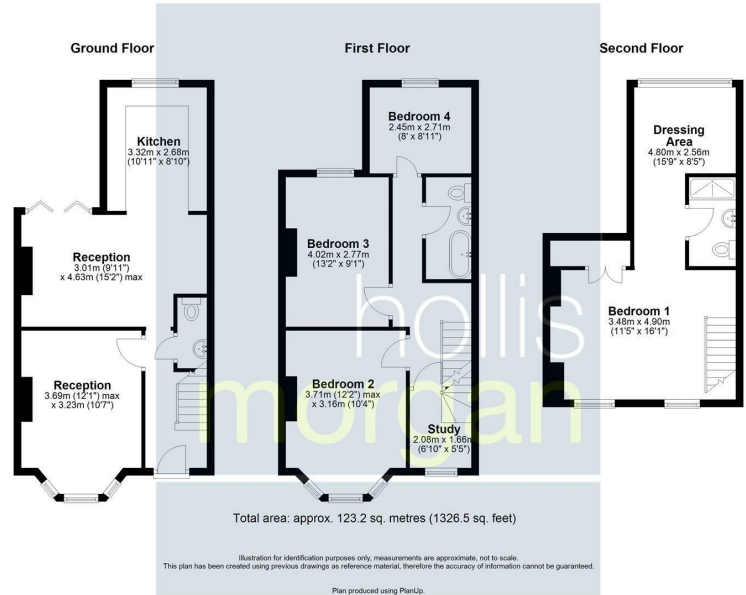
What rent can we achieve for you?

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;

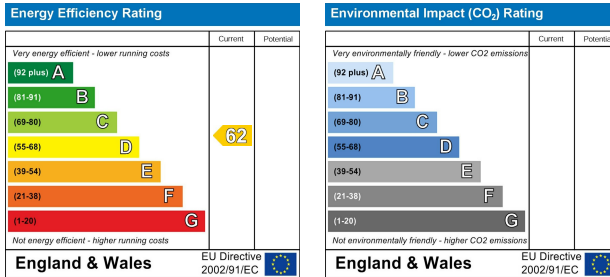
56, Gilbert Road – £1400pcm - £1500pcm

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.