

## 41 Albany Road, Montpelier, Bristol, BS6 5LH

Sold @ Auction £360,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ OCTOBER ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- VACANT | BASIC UPDATING
- SCOPE FOR BASEMENT FLAT stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold END OF TERRACE 4 BED PERIOD HOUSE ( 2209 Sq Ft ) in need of BASIC UPDATING with scope for BASEMENT FLAT stc.

# 41 Albany Road, Montpelier, Bristol, BS6 5LH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER ONLINE AUCTION \*\*\*

GUIDE PRICE £325,000  
SOLD @ £360,000

ADDRESS | 41, Albany Road Montpelier, Bristol, BS6 5LH

Lot Number 8

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold end of terrace period property with accommodation ( 2209 Sq Ft ) arranged over 4 floors and enclosed rear garden.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - C

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT HOUSE | UPDATING

The property is vacant and now requires basic updating but has scope for a fine family home or investment in this quiet cul de sac.  
Please refer to independent rental appraisal.

### SCOPE FOR BASEMENT FLAT

There is potential for a self contained basement flat.  
Subject to gaining the necessary consents.

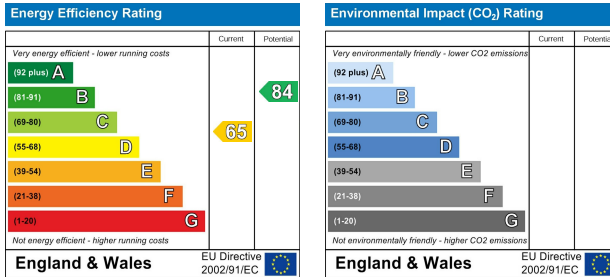
### LOCATION

Montpelier 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.