

Residential for improvement

3 Hencliffe Road, Stockwood, Bristol, BS14 8AP

***GUIDE PRICE:**

£170,000+++ (plus fees)

3 bedroom house in need of some general updating, ideal for first time buyers or investors.

Currently arranged as a 3-bedroom semi-detached house, the planning permission on the adjoining plot will make the property mid-terraced. In need of some making good once the side openings have been blocked up the house is generally in good repair and is ideal for first-time buyers or investors

Description:

- Mid-terraced house • Would benefit from some general updating
- 3 beds + loft room • Living room and separate kitchen/diner
- Conservatory • Good sized rear garden laid mainly to lawn
- All side openings will be bricked up, new front door created and fence erected prior to completion • Completion will be 31st January 2019 • Pre-auction offers for house and plot will be considered

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Search Pack Fee: £360 inc VAT payable upon exchange of contracts.

Administration Charge: 0.3% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: Freehold

Local Authority: Bristol City Council

Viewing: By appointment – please call Auction House 0117 946 4949

Solicitors: Butterworths, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152.

Energy Performance Certificate (EPC): Current Rating D