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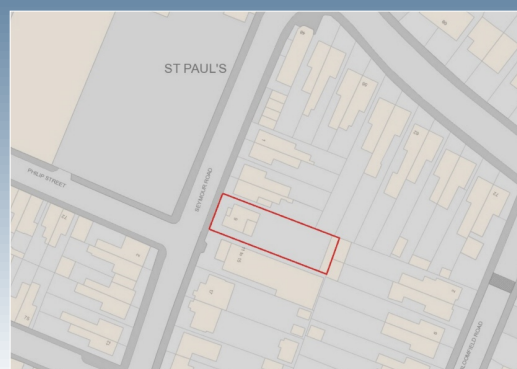


LOT 999 - 9 Seymour Road, Gloucester, GL1 5PN

For auction Guide Price £125,000 +

A 3-bedroom detached house in need of complete refurbishment occupying a substantial plot of approximately 0.12 acres. The property benefits from three reception rooms, a large loft room, parking to the side and a generous garden to the rear. An ideal opportunity for builders and developers to create a superb family house or alternatively, there may be scope to demolish the existing house and build a new development of flats and/or houses, subject to consents.

EXTENDED 6 WEEK COMPLETION AVAILABLE



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9 SEYMOUR ROAD
 TOTAL FLOOR AREA : 1375 sq.ft. (127.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE BY AUCTION

This property is due to feature in our online auction on 29th July 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

29 JULY AUCTION - DETACHED HOUSE FOR RENOVATION ON A LARGE PLOT

DESCRIPTION

A unique detached house in need of complete renovation with huge scope for improvement or redevelopment, subject to obtaining the necessary planning consents. The property offers spacious ground floor living accommodation with three reception rooms and a large lean to conservatory overlooking the extensive gardens to the rear. An fantastic opportunity for builders and developers.

LOCATION

This detached house is situated in the ever popular residential location of Linden, less than a mile from the centre of Gloucester. A wide range of local amenities are available on the nearby Bristol Road.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

GROUND FLOOR

Comprising of an entrance hall, three reception rooms, a kitchen, lean to conservatory and cloakroom.

FIRST FLOOR

Comprising of three good-sized bedrooms and a family bathroom.

LOFT ROOM

The property benefits from a large loft room spanning the full width of the house, which is currently accessed via ladder style stairs.

OUTSIDE

Externally, the property benefits from a driveway providing off-street parking to the side and extensive level gardens to the rear. In total, the plot measures approximately 0.12 acres.

NOTES

Please note that Japanese Knotweed has been identified in the southeastern corner of the rear garden. Treatment of the knotweed has commenced and an ongoing management plan is included in the legal pack and transferred to the successful buyer upon completion.

LOCAL AUTHORITY

Gloucester City Council.

ENERGY PERFORMANCE CERTIFICATE

Rating: F

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
 Bristol, BS8 1BA

Estate Agents & lettings

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Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

