



Lower Bristol Road, Bath

**Guide Price** £260,000

Council Tax Band B Tax Price £1,516 pa



**FOREST MARBLE**  
PROPERTY SALES & LETTINGS



**Interact with the virtual reality tour and call Forest Marble 24/7 for you opportunity to view this property offered for Sale by Public Auction - Argyle Terrace is a period mid-terrace house. This will be The first opportunity in nearly 30 years to acquire this period property in the heart of Bath. This house is in need of modernisation and remedial work, but is found on the Lower Bristol Road right in the heart of the City and close to local student residential areas. Accommodation is laid out over two floors, and we understand that there may be potential to extend this living space into the loft (subject to local planning & building permissions). The house has a garden and private parking space to the rear. To interact with the virtual reality tour follow this link:**

**[Click Here](#)**

Offered for sale by traditional auction. Auction bidding will commence at Midday on Tuesday 25 June 2024 and will conclude at Midday on Thursday 27 June 2024. Contact Forest Marble on 01373 482900 to book your viewing.

Due to high interest levels viewings will be available on Tuesdays from 11am until 2pm and Thursdays from 11am until 2pm up to the date of the auction.

To download legal documents please follow this link: [Click Here](#)

- Central Bath Location
- Close to Shops and Amenities
- Popular Student Area
- Modernisation and Remedial Work Required
- Potential for Rental Conversion Subject to Local Planning Requirements
- Parking
- For Sale by Public Auction



## Rooms

### First Reception Room

11'6" x 12'10" (3.54m x 3.69m)

### Second Reception Room

11' x 12' (3.35m x 3.66m)

### Kitchen

10'10" x 8'9" (3.08m x 2.71m)

### Bathroom

7'10" x 7' (2.16m x 2.13m)

### Bedroom One

11'6" x 15'6" (3.54m x 4.75m)

### Bedroom Two

11'10" x 15'4" (3.38m x 4.69m)

### Dressing Room/Third Bedroom

10'7" x 8'7" (3.26m x 2.65m)

### Garden And Parking

To the back of the house there is a private courtyard style garden with parking space at the rear of the plot.

## Agent Notes

Forest Marble offer this property for sale by online property for sale by online auction through Hammertime Property Auctions Ltd. This auction will be carried out under the traditional (also referred to as unconditional) method of auction. If you wish to register an interest in this property please visit and follow the link [Click Here](#) where you will be able to register for the auction, view auction terms and conditions and download the legal pack.

Full guides to buying and selling at auction are also available. Hammertime Property Auctions is an innovative auction platform that allows for you to register and bid on properties from the comfort of your home or office rather than having to travel to an auction in person.

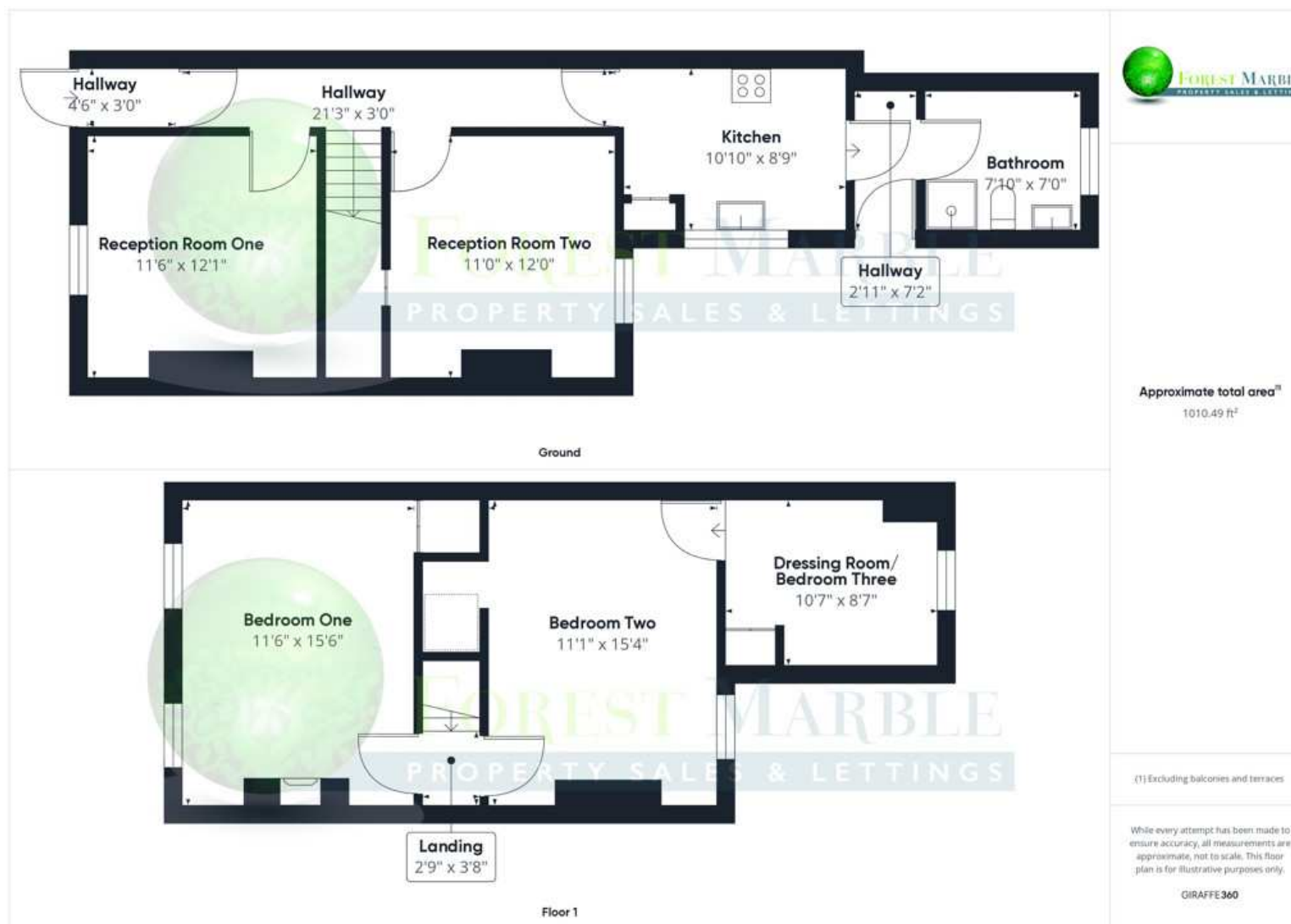
## Auction Notes

On the fall of the hammer you agree to exchange contracts on the property and you will be required to pay a 10% deposit (of the final purchase price) and also the auctioneers fees of 1.5%+vat of the purchase price, (subject to a minimum of £2,500 plus vat) and £300+vat legal search fee. An automated payment of £7,500 will be deducted from your nominated card on conclusion of the auction and you will receive a memorandum of sale immediately after the fall of the hammer which will itemise payments required for exchange and completion. Attached to the memorandum of sale will be a contract that you will be required to digitally sign that will commence the legal purchase process. We advise you access all of the legal paperwork in advance for your solicitor to check over. EPC to follow.

## Auction Notes cont.

You may need to pre-arrange your finances, please ensure to do so prior to bidding. To make the auction fair to everyone, virtual bidding is carried out online and the bidding window is open for 48 hours so you have plenty of time to secure the property. Register your details on the live auctions page and to access the bidding portal and download legal documents.





### Forest Marble Ltd

Forest Marble, 4 Harris Close, Frome BA11 5JY

**Call:** 01373 482900

**Web:** [www.forestmarble.co.uk](http://www.forestmarble.co.uk)

**Email:** [will.parfitt@forestmarble.co.uk](mailto:will.parfitt@forestmarble.co.uk)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.