

# 13 Timsbury Road, Bedminster, Bristol, BS3 5JQ

Sold @ Auction £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ SEPTEMBER ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 3 BEDS | OFF STREET PARKING
- DETACHED ANNEX / HOME OFFICE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE with OFF STREET PARKING plus a DETACHED 2 BED ANNEX | HOME OFFICE in the rear garden.

# 13 Timsbury Road, Bedminster, Bristol, BS3 5JQ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 13 Timsbury Road, Bedminster, Bristol BS3 5JQ

\*\*\* SOLD @ SEPTEMBER ONLINE AUCTION \*\*\*

GUIDE £230,000 +++  
SOLD @ £250,000

Lot Number 22  
The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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”

### JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

### THE PROPERTY

A Freehold semi detached 3 bedroom family home with accommodation arranged over two floors with off street parking and rear garden.  
In addition there is a detached 2 bedroom annex / home office.  
Sold with vacant possession.

Ground Floor - Entrance Hall | Lounge | Kitchen / Dining Room  
First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom  
Annex - Open plan Kitchen / Living Space | Bedroom 1 | Bedroom 2 | Bathroom

Tenure - Freehold  
Council Tax - A  
EPC - D  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

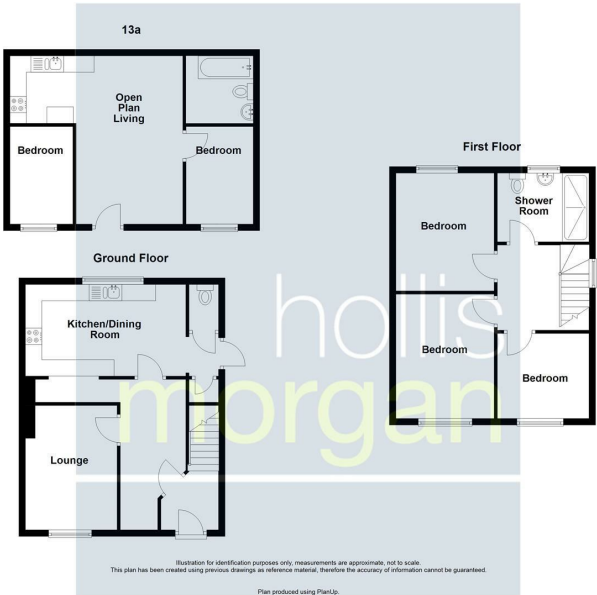
RESIDENTIAL INVESTMENT

The property has been a successful rental investment for many years and will be offered with vacant possession.  
There is scope for some basic cosmetic updating but in essence is ready to be placed immediately onto the rental market in this hugely sought after location.  
Please refer to independent rental appraisal for information on potential income.

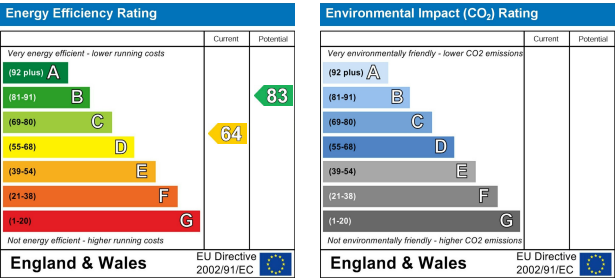
FAMILY HOME | SCOPE TO EXTEND | ATTIC CONVERSION

The property has scope for fine family home with potential to extend to both the rear or into the attic space.  
Subject to gaining the necessary consents.

## 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.