2 Henleaze Gardens, Henleaze, Bristol, BS9 4HJ

Auction Guide Price +++ £795,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD 7 BED FAMILY HOME
- REDUCED FOR AUCTION - ORIGINALLY £1.35M
- DOUBLE GARAGE | MATURE GARDEN | COSMETIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - A Freehold EDWARDIAN 7 BED | 3 REC FAMILY HOME with scope for COSMETIC UPDATING plus DOUBLE GARAGE and MATURE GARDEN | Reduced price for Auction - was £1.35m

2 Henleaze Gardens, Henleaze, Bristol, BS9 4HJ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 2 Henleaze Gardens, Henleaze, Bristol BS9 4HJ

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 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"

THE PROPERTY
An imposing Freehold semi detached Edwardian property with an array of charming period features and substantial accommodation (2836 Sq Ft) arranged over 3 floors plus basement adjacent to Durdham Downs and within walking distance to Henleaze Road & North View shops plus excellent local independent and state schools such as Redmaids', Badminton, Elmlea, St Ursula's and Redland Green secondary school all in close proximity.
The ground floor comprises 3 reception rooms plus kitchen, utility and shower room, with 4 bedrooms and a family bathroom on the first floor in addition to 3 further bedrooms and a bathroom on the second floor. To the rear of the property is a mature garden with side access plus the double garage.
Sold with vacant possession.

Tenure - Freehold
Council Tax - G
EPC - D

THE OPPORTUNITY
FAMILY HOME | COSMETIC UPDATING
The property has been a much loved family home for many years and is now vacant for immediate occupation with scope for cosmetic updating.

EXTEND | OPEN PLAN KITCHEN DINER
There is potential to extend to rear and create a large open plan kitchen diner opening onto the garden.

GARAGE | DEVELOPMENT
The double garage may offer scope for residential development. We understand no planning of this nature has been previously sought.

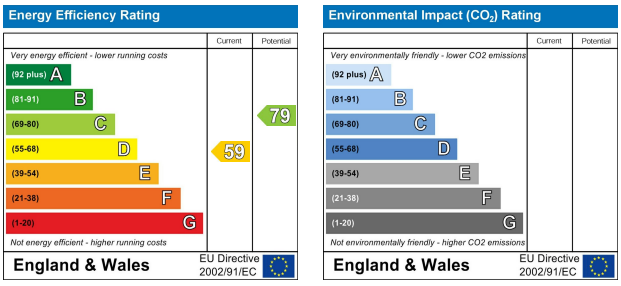
REDUCED PRICE FOR AUCTION
Previously listed with respected local agents at £1.35m and more recently £1.1m and now has a reduced guide price for sale by live online auction.

HISTORIC SUBSIDENCE
Interested parties need to be aware of a historic subsidence claim from 2018. Full details of the claim and subsequent remedial works are available to review in the online legal pack.
We understand there is potential ongoing movement due to the extreme recent warm weather.
Please make your own investigations but note that this may affect your ability to obtain a mortgage or finance - we suggest you seek independent advice from your broker.
*All above subject to gaining the necessary consents

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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