

## 26 Quarry Mead, Alveston, South Gloucestershire, BS35 3JN

Auction Guide Price +++ £165,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- VACANT | BASIC UPDATING
- DOUBLE WIDTH PLOT | DEVELOPMENT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED HOUSE ( 931 Sq Ft ) occupying a DOUBLE WIDTH PLOT | Scope for Basic Updating and potential Building Plot ( stp )

# 26 Quarry Mead, Alveston, South Gloucestershire, BS35 3JN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 26 Quarry Mead, Alveston, Near Thornbury, South Glos BS35 3JN

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30  
Registration Deadline is on Monday 12th May 2025 @ 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

A Freehold semi detached 3 bedroom house with accommodation ( 931 Sq Ft ) arranged over two floors and a flexible ground floor layout. The property has a larger than average double width plot with enclosed rear garden whilst to the side is a detached garage and off street parking. Sold with vacant possession.

Tenure - Freehold

Council Tax - Band B

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | BASIC UPDATING

The property has been a much loved family home and is now vacant and requires basic updating but has scope for a fine home or investment in this sought after quiet cul de sac location with generous gardens and parking. Please refer to independent rental appraisal.

### DOUBLE WIDTH PLOT

The property occupies a double width plot and has potential for either a new build dwelling or to extend the existing house. Interested parties to make their own investigations but will note the adjoining semi detached property has been extensively extended.

We understand no planning of this nature has been previously sought. Subject to gaining the necessary consents.

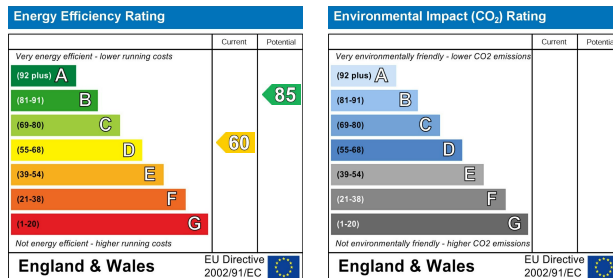
### LOCATION

The property is situated in the village of Alveston close to the thriving market town of Thornbury, to the north of the City of Bristol and the M4/M5 interchange, with excellent commuting links via the motorway network and by rail from Bristol Parkway Station ( Paddington / South Wales ). The High Street offers a wide variety of shops, cafes, pubs and restaurants. Other facilities include the leisure centre, golf course and library, plus open community spaces, parks and sports grounds/clubs. The town is blessed with a number of primary and junior schools, plus The Castle secondary school ( www.castle.gloucs.sch.uk ) which is situated on the edge of open countryside close to Thornbury's Tudor Castle, now a luxury hotel.

## Floor plan



## EPC Chart



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## 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.