

## Chafra The Common, Stoke Lodge, Patchway, BS34 6AL

Sale Agreed £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SALE AGREED PRIOR TO AUCTION
- FREEHOLD DETACHED HOUSE
- VACANT | 1696 Sq Ft | GARAGE | GARDEN
- UPDATING | SCOPE TO SPLIT | HMO
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold DETACHED 4 BED | 3 REC HOUSE ( 1696 Sq Ft ) with GARAGE and GARDEN | Scope BASIC UPDATING | Reduced was £475k

# Chafra The Common, Stoke Lodge, Patchway, BS34 6AL

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
SALE AGREED PRIOR TO AUCTION

GUIDE £350,000  
SOLD @ £350,000

ADDRESS | Chafra, The Common, Stoke Lodge, Patchway, Bristol BS34 6AL

Lot Number 29

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 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"

### THE PROPERTY

"Chafra" is a Freehold detached 4 bedroom property with the original "cottage" dating from the 16th Century plus various extensions added in more recent times to provide flexible accommodation ( 1696 Sq Ft ) over two floors with an additional garage and sun room all contained on a generous plot with mature wrap around gardens and large driveway for multiple vehicles.

Sold with vacant possession.

Tenure - Freehold

Council Tax - E

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

DETACHED FAMILY HOME | BASIC UPDATING

This has been a much loved family home for many years and is now offered with vacant possession with scope for basic updating and flexible accommodation with mature gardens, garage and parking.

DEVELOPMENT | SPLIT | HMO | POSSIBLE PLOT

The property has scope for a range of possible schemes including

Split into two houses

Conversion to flats

Convert into HMO style accommodation

The garage block may have scope for an additional dwelling.

All subject to gaining the necessary consents.

We understand no planning of this nature has been sought - interested parties to make their own investigations.

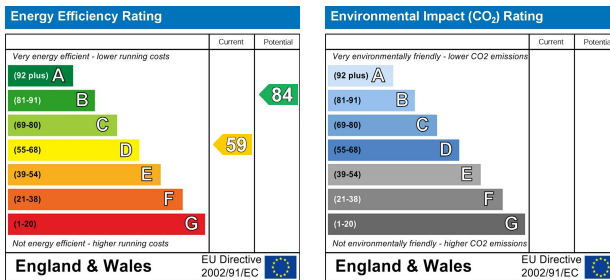
REDUCED PRICE | AUCTION

The property was previously listed with local agents for £475,000 and is now offered with a reduced guide price for sale by auction.

## Floor plan



## EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.