

## 4 Air Balloon Road, St George, Bristol, BS5 8LA

Auction Guide Price +++ £140,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- MODERNISATION | VACANT
- SOUTH FACING GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold TERRACED 3 BED HOUSE ( 855 Sq Ft ) in need of MODERNISATION with SOUTH FACING GARDEN | Scope to EXTEND / ATTIC conversion stc

# 4 Air Balloon Road, St George, Bristol, BS5 8LA

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 4 Air Balloon Road, St George, Bristol BS5 8LA

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 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

A Freehold mid terraced property arranged over two floors with south facing enclosed rear garden. The accommodation ( 855 Sq Ft ) comprises two reception rooms with kitchen and bathroom to the rear plus 3 bedrooms on the first floor.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - F

### THE OPPORTUNITY

TERRACED HOUSE | MODERNISATION

The property now requires modernisation but has scope for a fine family home or investment with enclosed south facing rear garden. Please refer to independent rental appraisals.

EXTEND REAR ELEVATION | ATTIC CONVERSION

Interested parties will note the various options to extend on the rear elevation to create a large open plan kitchen diner opening onto the garden. There is scope to convert the attic for additional bedrooms. All subject to gaining the necessary consents.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

4, Air Balloon Road - £1500pcm - £1600pcm once refurbished.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

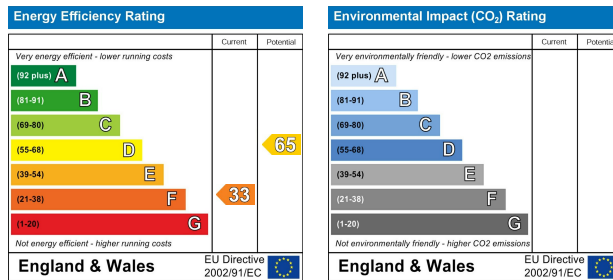
### LOCATION

Air Balloon road is a popular residential location close to both the vibrant Church Road and Hanham high Street with its array of local amenities and services as well as St Georges Park whilst Bristol City Centre is approximately 2.5 miles away.

## 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.