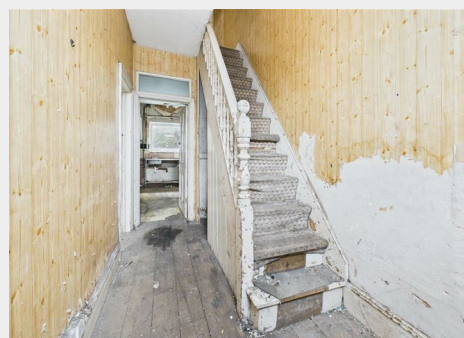
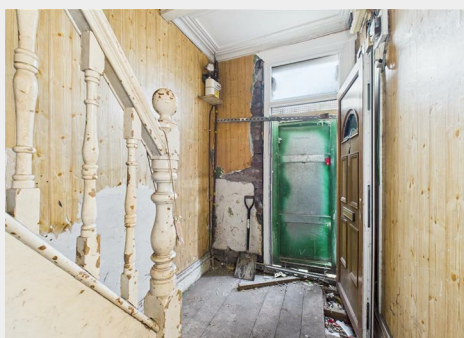


## Fern Dale, 3 Gatton Road, St Werburghs, Bristol, BS2 9TF

Auction Guide Price +++ £185,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD 2 BED PERIOD HOUSE
- DOUBLE GARAGE | CORNER PLOT
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A Freehold 2 BED PERIOD HOUSE ( 895 Sq Ft ) in need of MODERNISATION with DOUBLE GARAGE and CORNER PLOT.

# Fern Dale, 3 Gatton Road, St Werburghs, Bristol, BS2 9TF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Fern Dale, 3 Gatton Road, St Werburghs, Bristol BS2 9TF

Lot Number TBC

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 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

A Freehold end of terrace period property occupying a larger than average corner plot with double garage and rear garden. The accommodation ( 895 Sq Ft ) is arranged over two floors with reception room at the front of the property and open plan kitchen diner at the rear leading onto the garden. On the first floor are two double bedrooms and a family bathroom. Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - D

### THE OPPORTUNITY

HOUSE FOR MODERNISATION

The property is vacant and now requires modernisation but has scope for a fine home or investment with garden and garage in this sought after location.

GARAGE | EXTEND | ATTIC CONVERSION

The property offers scope for a range development opportunities with scope to extend into the double garage area or into the attic.

Subject to gaining the necessary consents.

### LOCATION

St. Werburghs is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket there's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

### SOLICITORS & COMPLETION

Emma Cox  
Barcan + Kirby  
0117 3252929  
E.Cox@barcankirby.co.uk  
<https://barcankirby.co.uk/>

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://www.hollismorgan.co.uk)

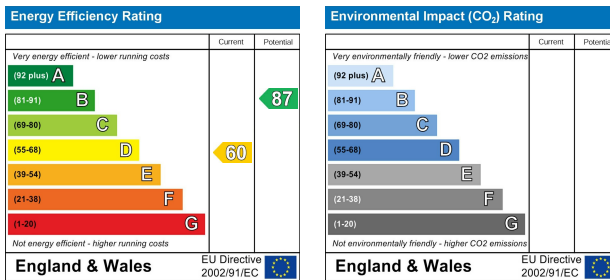
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.