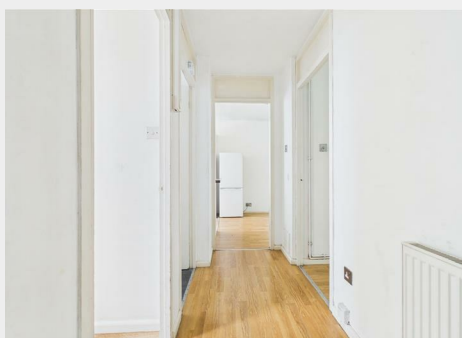
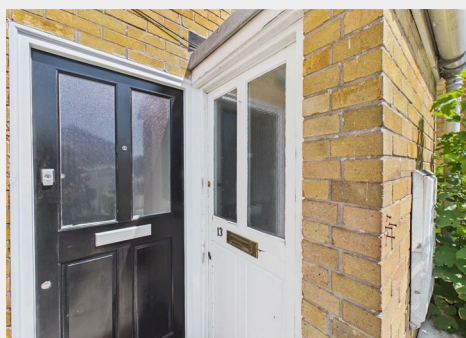


13 Caraway Gardens, Eastville, Bristol, BS5 6YG

Auction Guide Price +++ £100,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- LEASEHOLD 1 BED + STUDY FIRST FLOOR FLAT
- EX RENTAL | COSMETIC UPDATING
- SCOPE FOR £12K INCOME PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Leasehold MAISONETTE (522 Sq Ft) with 1 BED + STUDY | Ex Rental for COSMETIC UPDATING | Reduced - was £180k | Scope for £12K INCOME.

13 Caraway Gardens, Eastville, Bristol, BS5 6YG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 13 Caraway Gardens, Eastville, Bristol BS5 6YG

Lot Number 20

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 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 Leasehold first floor maisonette with private entrance leading to bright and airy accommodation (522 Sq Ft) comprising front to back open plan kitchen / living / dining room, double bedroom, study and bathroom.
Sold with vacant possession.

Tenure - Leasehold
Council Tax - A
EPC - C
Management Fees - £400 pa
Lease length - 103 years
Ground Rent - £10 pa

THE OPPORTUNITY

LEASEHOLD MAISONETTE | COSMETIC UPDATING | £12k pa

"The property has been let for many years with little to no void periods for the past 20 years." The seller.
We understand the flat was most recently let for £12,000 per annum
The property would now benefit from cosmetic updating to suit both owners occupiers and investors.
Sold with vacant possession.

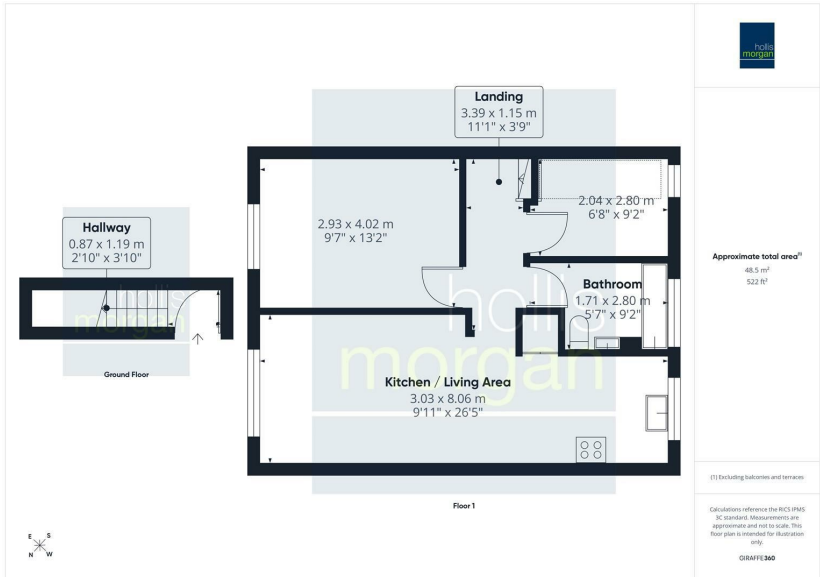
REDUCED PRICE FOR AUCTION

The property was previously listed with local agents with an original asking price of £180,000 and more recently £158,000 now with a reduced guide price for sale by auction.

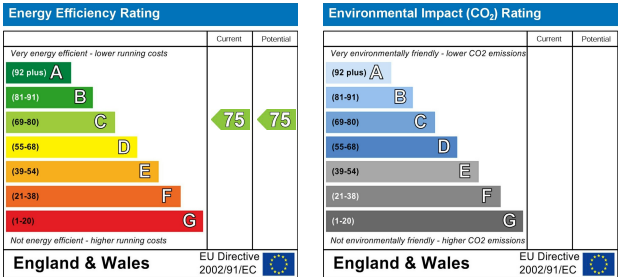
LOCATION

The property is located close to Eastville Park on the Eastville and Fishponds borders. Local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and convenience stores. The M32 Motorway is nearby and provides direct routes in and out of Bristol with excellent access to UWE and Bristol University. The City Centre is approximately two miles away.

Floor plan



EPC Chart



9 Waterloo Street
Clifton
Bristol
BS8 4BT

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www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.