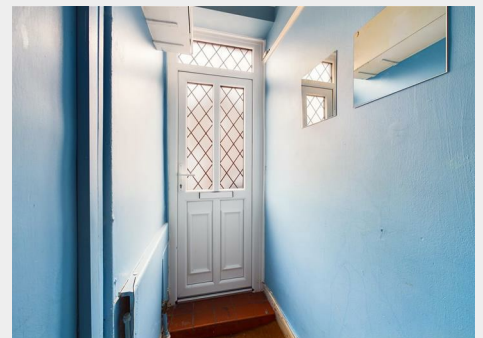


## 27 New Buildings, Fishponds, Bristol, BS16 2BT

Auction Guide Price +++ £245,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD TERRACED COTTAGE
- 3 BEDS | BASIC UPDATING | VACANT
- REDUCED - WAS £325K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold PERIOD 3 BED COTTAGE ( 891 Sq FT ) now in need of BASIC UPDATING with GARDEN | REDUCED - was £325k

# 27 New Buildings, Fishponds, Bristol, BS16 2BT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 27 New Buildings, Fishponds, Bristol BS16 2BT

Lot Number 1

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 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 mid terraced period cottage located on a quiet cul de sac just moments from both the action of Fishponds Road and the tranquility of the Frome Valley. The accommodation (891 Sq Ft) is arranged over two floors with front reception and semi open plan kitchen diner at the rear of the property plus shower room whilst upstairs are 3 bedrooms and master en suite shower room. There is a small garden at the front with room for a shed and a more generous rear garden.  
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

COTTAGE | BASIC UPDATING

The property has been a much loved family home but would now benefit from basic updating and has scope for a fine home or investment in this sought after residential enclave.  
Please refer to independent rental appraisal.

EXTEND | ATTIC CONVERSION

Interested parties should note similar properties have extended to the rear to create an open plan living space leading onto the garden. There is potential for an attic conversion. There may also be merit in moving the main bathroom to the first floor. Subject to gaining the necessary consents.

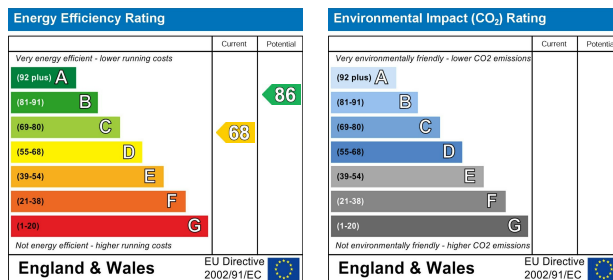
REDUCED FOR AUCTION

The property has been previously listed with respected local agents for £325,000 and is now offered with a reduced guide price for sale by auction.

## 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.

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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.