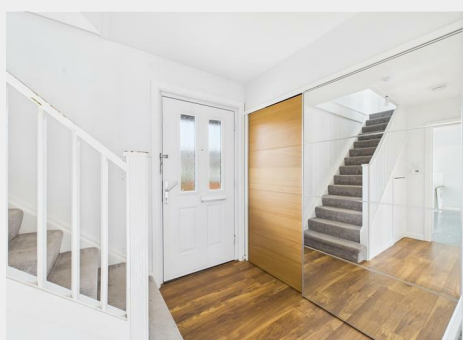


# 1 and 2 The Plies, Fairford, Cirencester, GL7 4AJ

Auction Guide Price +++ £340,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- DECEMBER LIVE ONLINE AUCTION
- 2 X FREEHOLD HOUSES
- 3 BED SEMI | GARDEN | PARKING | VACANT
- NON STANDARD | SWEDISH TIMBER
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION -  
Freehold INVESTMENT | BREAK UP opportunity comprising  
2 x 3 BED HOUSES ( 958 | 976 Sq Ft ) on a large PLOT |  
Non Standard Construction - Swedish Timber \*

# 1 and 2 The Plies, Fairford, Cirencester, GL7 4AJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 and 2 The Plies, Fairford, Cirencester, Gloucestershire GL7 4AJ

Lot Number TBC

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

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon

Registration Deadline is on Friday 5th December 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 pair of adjacent semi detached 3 bedroom houses (958 & 976 Sq Ft) in good decorative order occupying a generous plot with off street parking and rear gardens. Sold with vacant possession

### Schedule of accommodation

1 The Plies | 958 Sq Ft

Ground Floor - Entrance Hall | Reception | Reception | Kitchen | Utility | WC

First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom  
Outside - Parking | Front and Rear Garden

2 The Plies | 976 Sq Ft

Ground Floor - Entrance Hall | Reception | Reception | Kitchen | Utility | WC

First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom  
Outside - Parking | Front and Rear Garden

Sold with vacant possession.

Tenure - Freehold

Council Tax - A | A

EPC - C | D

### THE OPPORTUNITY

NON STANDARD CONSTRUCTION | SWEDISH TIMBER UNIT

Both properties are of Swedish Timber Construction\* which we understand are acceptable for mortgage finance with certain lenders. Please contact HM for details.

### DEVELOPMENT | INVESTMENT

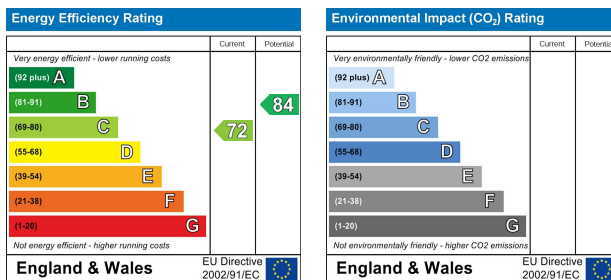
The properties offer scope for an excellent rental income and are offered in good decorative order.

Potential to develop the site subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

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.