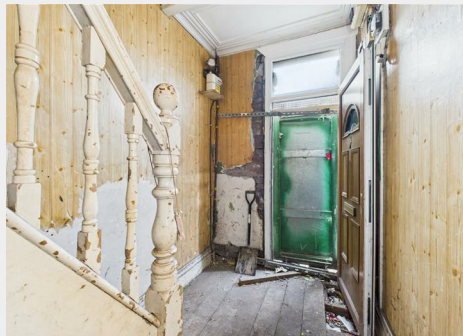


## Fern Dale, 3 Gatton Road, St Werburghs, Bristol, BS2 9TF

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 1

\*\*\* 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 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"

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### 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.

### 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;

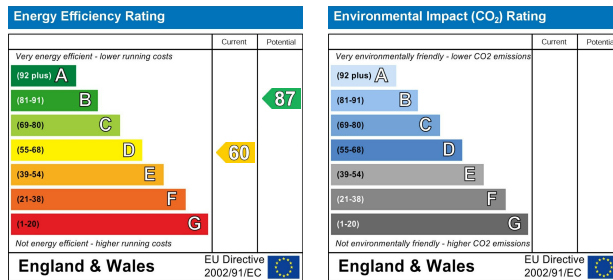
Fern Dale, 3 Gatton Road - £1800pcm ++++

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.

## Floor plan



## EPC Chart



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Clifton  
Bristol  
BS8 4BT

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Email: post@hollismorgan.co.uk  
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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.