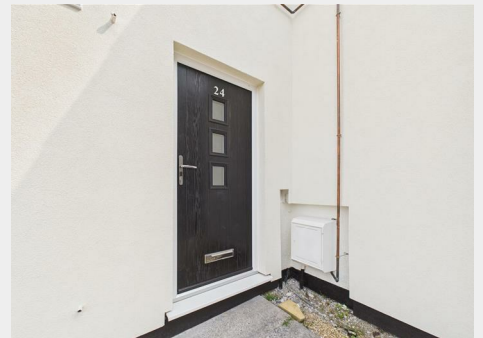
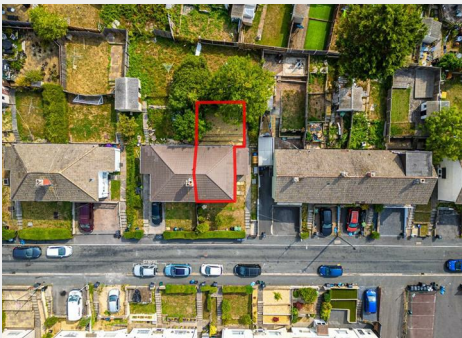


## 24 Dutton Road, Whitchurch, Bristol, BS14 8BW

Auction Guide Price +++ £120,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2024
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- LEASEHOLD GARDEN FLAT
- 1 BED | VACANT
- REDUCED - WAS £150K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Leasehold 1 BED GROUND FLOOR FLAT ( 426 Sq Ft ) with PRIVATE REAR GARDEN | Reduced auction - was £150k

# 24 Dutton Road, Whitchurch, Bristol, BS14 8BW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 24 Dutton Road, Whitchurch, BS14 8BW

Lot Number TBC

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

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00 Noon  
Registration Deadline is on Friday 10th October 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 Leasehold flat occupying the ground floor of this elevated semi detached house. The accommodation ( 426 Sq Ft ) has a private entrance with separate kitchen, reception, bedroom and bathroom plus a private garden space to the rear.

Sold with vacant possession.

Tenure - Leasehold  
Council Tax - Band A

EPC - Updated EPC to follow after recent upgrades.  
Management Fees - £440 per annum  
Lease length - 125 years from 1990

### THE OPPORTUNITY

VACANT GARDEN FLAT

The flat has scope for a fine home or investment offered in good decorative order following a recent renovation in this sought after location.

Please note the Freeholder has recently carried out works on the property:

Retrofit assessment and dilapidation survey, Asbestos survey and technical survey, Cavity wall insulation extraction, Cavity wall insulation refill, Roof works and removal of door canopy, Window and door installation, Ventilation measures and plumbing works, Loft insulation, External wall insulation and render.

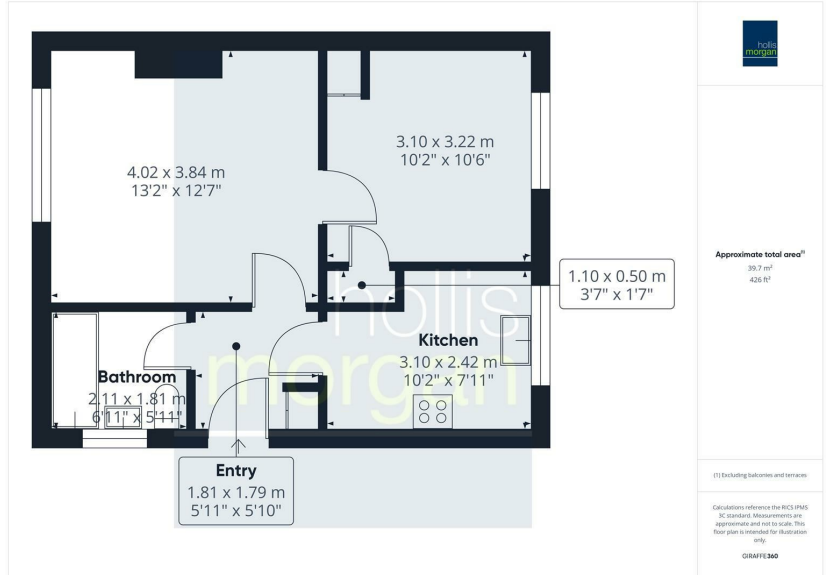
Please refer to the legal pack for the full schedule of works in further detail.

Please refer to independent rental appraisal.

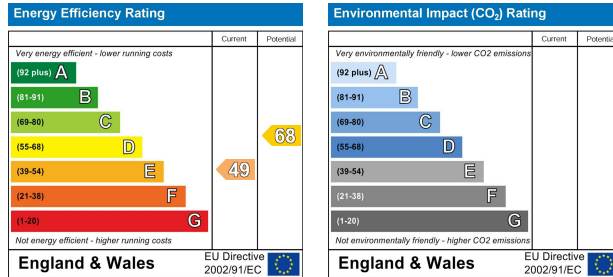
### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents for £150,000 and is now offered with a reduced guide price for a sale by live online auction.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.