

## 2 Rivermead Cottages Keynsham Road, Keynsham, Bristol, Auction Guide Price +++ £235,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD 3 BED COTTAGE
- BASIC UPDATING | EXTEND stc
- REDUCED - WAS £375K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 3 BED PERIOD COTTAGE ( 1014 Sq Ft ) in need of BASIC UPDATING on CORNER PLOT with scope to EXTEND stc | REDUCED - was £375k

# 2 Rivermead Cottages Keynsham Road, Keynsham, Bristol, BS31 2DD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 2 Rivermead Cottages, Keynsham Road, Keynsham, Bristol BS31 2DD

Lot Number TBC

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon  
Registration Deadline is on Friday 12th June 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”

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £235,000 - £285,000 for this lot.

### THE PROPERTY

A Freehold semi detached stone built period cottage occupying a prominent corner plot moments from the Marina and the Town Centre. The accommodation ( 1014 Sq Ft ) is arranged over three floors having been extended in the 1960's and the layout has changed considerably over the years as we understand the dining room was originally the stable area and the now blocked recess in the reception room was a door to allow the horses in at night! The ground floor is now arranged as a kitchen with adjacent sun room whilst to the other side of the property is the dining room and reception plus a cloakroom. On the first floor are 2 bedrooms and a bathroom plus a 3rd bedroom in the converted attic space. The property occupies a generous corner plot with garden to the side and rear. Sold with vacant possession.

Tenure - Freehold  
Council Tax - D  
EPC - E

### THE OPPORTUNITY

COTTAGE FOR UPDATING | EXTEND

The property has been a much loved home but now has scope to create a charming period home in this interesting position close to the River yet within moments of Keynsham Town Centre.

There is potential to extend the property to the rear to create a larger kitchen diner | Subject to gaining the necessary consents.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents originally for £375,000 and is now offered with a reduced guide price for a sale by live online auction.

### MATERIAL INFORMATION

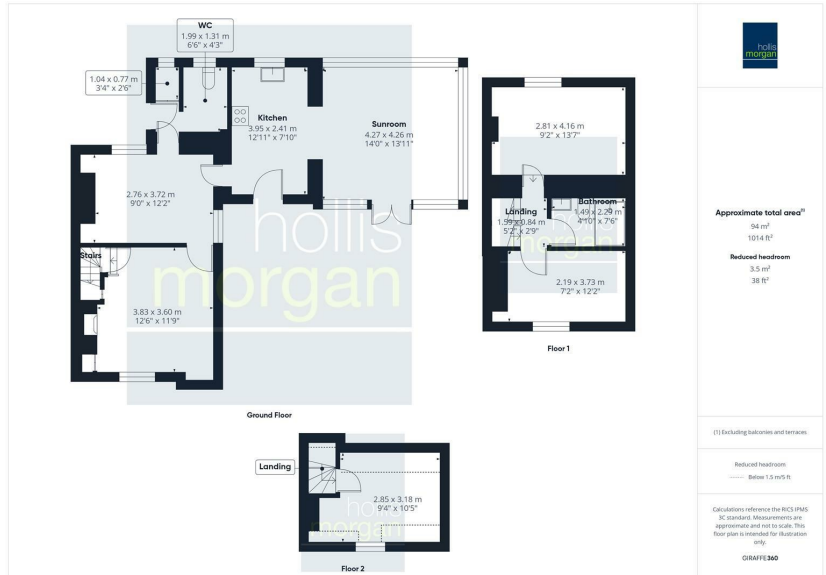
The seller has informed the agents that the property flooded in 2000 and January 2024 following a flood surge along the River in Keynsham caused by the Environment Agency opening the flood gates in Bath, to protect the centre of Bath.

To mitigate this the ground floor of the building now has a solid concrete floor and updated air bricks.

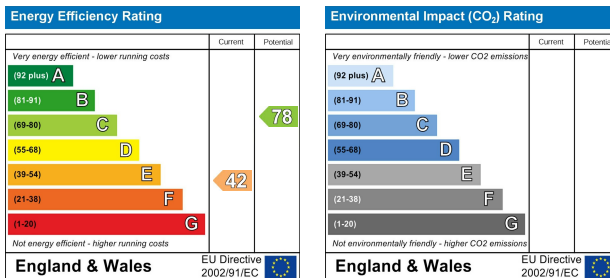
We are informed the property is insured with Admiral with full flood cover for buildings and contents and they are fully aware of the history.

Please refer to online legal pack

## Floor plan



## EPC Chart



9 Waterloo Street  
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Bristol  
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## Auction Property Details Disclaimer

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Please refer to our website for further details.