Coombe Brook House, 1 Coombe Brook Lane, Fishponds,

Auction Guide Price +++ £350,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- 5 BED | 4 BATH | GARDEN | GARAGE
- VACANT | COSMETIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A vacant Freehold DETACHED 5 BED FAMILY HOME (1320 Sq Ft) with GARDEN and GARAGE.

Coombe Brook House, 1 Coombe Brook Lane, Fishponds, Bristol, BS5 7EZ

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Coombe Brook Lane, Fishponds, Bristol BS5 7EZ

Lot Number TBC

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 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 Freehold modern detached house with flexible accommodation (1320 Sq Ft) arranged over 3 floors with 5 bedrooms, 3 bathrooms, 1 cloakroom and open plan kitchen / diner / living space opening onto the rear garden. There is an integral garage and rear garden with side access.
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band D
EPC - C
Utilities, Rights & Restrictions - Please refer to the Legal Pack
Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

DETACHED 5-BEDROOM INVESTMENT PROPERTY/FAMILY HOME

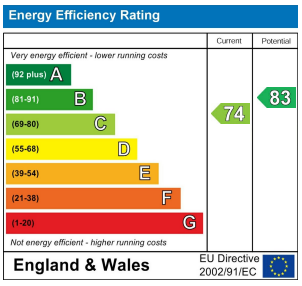
The property would benefit from basic cosmetic updating but is now offered with vacant possession with scope for investment or family home in this sought after cul de sac.
Please refer to independent rental appraisal

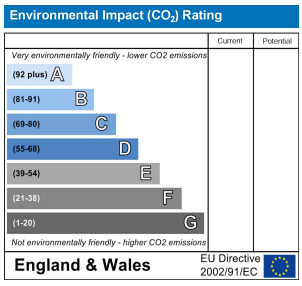
LOCATION

Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city center, Fishponds is well-connected, with regular buses and a nearby train station providing excellent transport links. It's also just a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.

Floor plan

EPC Chart





hollis morgan

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.