

## 22 Crossley Close, Winterbourne, Bristol, BS36 1PR

Auction Guide Price +++ £65,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- LEASEHOLD VACANT FLAT
- LARGE GARDEN TO SIDE
- CASH BUYERS ONLY
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A vacant Leasehold FIRST FLOOR FLAT ( 811 Sq Ft ) plus LARGE GARDEN | CASH BUYERS ONLY

# 22 Crossley Close, Winterbourne, Bristol, BS36 1PR

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 22 Crossley Close, Winterbourne, Bristol BS36 1PR

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”

### THE PROPERTY

A Leasehold 2 bed flat on the first floor of this end of terrace property. The accommodation ( 811 Sq Ft ) comprises a private entrance and stairs to the first floor with a separate kitchen and reception room plus 2 double bedrooms and a bathroom. To the side of the property is a large V shaped garden ( please note the GFF has a right of way to access their garden ).  
Sold with vacant possession.

Tenure - Leasehold

Council Tax - A

EPC - D

Management Fees - The Annual Service Charge from Bromford Housing Association dated 1 April 2026 | £179.18 plus £10.00 pa ground rent  
Lease length - 125 years with 85 years remaining | Refer to legal pack  
Construction type - Non Standard

### THE OPPORTUNITY

INVESTMENT | COSMETIC UPDATING

The 2 bed flat has been let for many years ( now vacant ) with scope for cosmetic updating and suitable for both investors and owner occupiers.  
Please refer to independent rental appraisal.

### CASH BUYERS ONLY

The flat is within a non standard construction building that will affect your ability to obtain a mortgage.

### DEVELOPMENT

The large garden may offer scope for development.  
Subject to gaining the necessary consents.

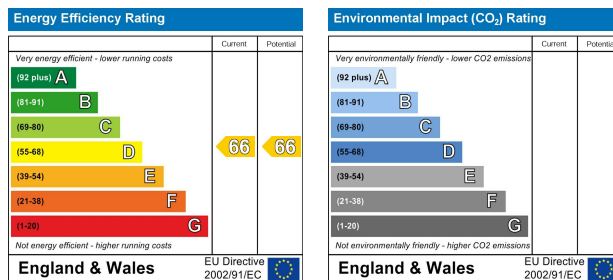
### LOCATION

Winterbourne is located 8 miles outside of Bristol with local amenities including shops, a post office, coffee shop, salon, and pharmacy.  
Winterbourne is also surrounded by lots of great walks on the nearby Frome Valley Walkway whilst Yate railway station is 2 miles away with regular services into Bristol Temple Meads and motorway access is at Junction 16, M5 for Aztec West within 5 miles. Southmead Hospital can be reached within 8 miles and the area is well catered for in the way of schooling, with a number of Ofsted rated 'Good' and 'Excellent' schools within 1 mile.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

Tel: 0117 973 6565

Email: [post@hollismorgan.co.uk](mailto:post@hollismorgan.co.uk)

[www.hollismorgan.co.uk](http://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.