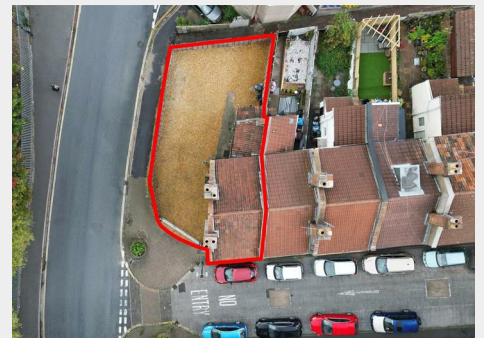


12 Hardy Road, Bedminster, Bristol, BS3 2SN

Sold @ Auction £240,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH FEBRUARY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- LARGE CORNER PLOT | PARKING
- BASIC UPDATING | SCOPE TO EXTEND
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold END OF TERRACE 2 BED PERIOD HOUSE (856 Sq Ft) in need of BASIC UPDATING occupying a CORNER PLOT with PARKING and scope to EXTEND (stc)

12 Hardy Road, Bedminster, Bristol, BS3 2SN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ FEBRUARY LIVE ONLINE AUCTION ***

GUIDE PRICE £235,000 +++
SOLD @ £240,000

ADDRESS | 12 Hardy Road, Bedminster, Bristol BS3 2SN

Lot Number 41

The Live Online Auction is on Wednesday 12th February 2025 @ 17:30
Registration Deadline is on Monday 10th February 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 end of terrace period property occupying a corner plot that we understand historically also included "13 Hardy Road" but has been previously demolished. The accommodation (856 Sq Ft) is arranged over 2 floors with 2 reception rooms and 2 bedrooms. The corner plot has vehicular access and scope for multiple off street parking spaces.
Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - B

EPC - F

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

END OF TERRACE | BASIC UPDATING

The property has been a much loved home for many years and now requires basic updating throughout with scope for a charming two bedroom property in this after location just moments from North Street.

CORNER PLOT | SCOPE TO EXTEND | POSSIBLE NEW DWELLING

Given the larger than average corner pot there is scope to extend the property to both the side and rear.

There may also be scope to reinstate "Number 13" with a replacement dwelling.

All subject to gaining the necessary consents.

We understand no planning of this nature has been recently sought - interested parties to make their own investigation.

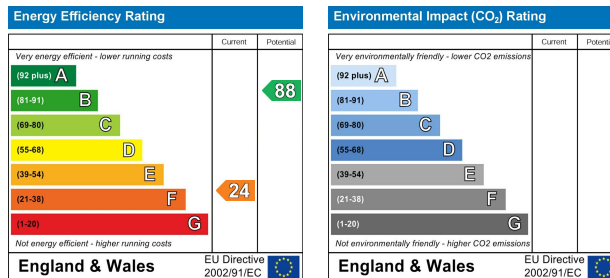
REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents for £315,000 and more recently £290,000 and is now offered with a reduced guide price for sale by live online auction.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

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Please refer to our website for further details.