

## 9 Thingwall Park, Fishponds, Bristol, BS16 2AF

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH MARCH 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- MODERNISATION | EXTEND STC
- LARGE CORNER PLOT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION - A prime Freehold PERIOD FAMILY HOME ( 1089 Sq Ft ) in need of MODERNISATION on a LARGE CORNER PLOT with scope for GARAGE | EXTEND stc

# 9 Thingwall Park, Fishponds, Bristol, BS16 2AF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 9 Thingwall Park, Fishponds, Bristol BS16 2AF

Lot Number TBC

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th March 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

An imposing Freehold end of terrace double bay fronted period family home occupying a larger than average corner plot in a quiet residential enclave on the junction of Thingwall Park and Redhill Drive in sought after Fishponds close to Eastville Park. The accommodation ( 1089 Sq Ft ) retains many classic elegant period features and is arranged over two floors with the entrance hall leading to a double length reception plus dining room, kitchen and conservatory ( not included on plan as unsafe to access ) with 3 bedrooms and bathroom on the first floor. To the rear is an enclosed garden with various outbuildings and double gates to Redhill Drive. sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

### THE OPPORTUNITY

FAMILY HOME | MODERNISATION

The property has been a much loved home for many years and now requires modernisation but has huge potential to create a stunning period villa with substantial mature gardens in this sought after location. Please refer to independent rental appraisal.

EXTEND | ATTIC CONVERSION

There is scope to extend the property to both the side and rear plus into the large attic to create additional accommodation. The elevated position provides exceptional views to the rear.

POTENTIAL FOR GARAGE | PLOT | ANNEXE

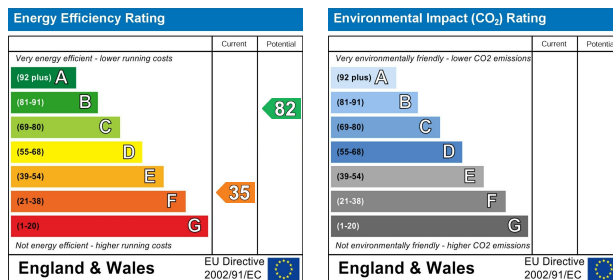
Interested parties will note the gates at the bottom of the rear garden and the potential to create garages, annexe or possible separate dwelling.

All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
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## Auction Property Details Disclaimer

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Please refer to our website for further details.