

# 1 Sunny Walk, Speedwell, Bristol, BS15 1ED

Sold @ Auction £235,000



- 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 3 BED SEMI DETACHED HOUSE
- CORNER PLOT | PARKING | GARDEN
- EX RENTAL | GOOD DECORATIVE ORDER
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION - A Freehold SEMI DETACHED 3 BED HOUSE ( 758 Sq Ft ) on a LARGE CORNER PLOT | Ex Rental - Good decorative order | GARDEN and PARKING

# 1 Sunny Walk, Speedwell, Bristol, BS15 1ED

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
**\*\*\* SOLD @ FEBRUARY LIVE ONLINE AUCTION \*\*\***

GUIDE PRICE £200,000 +++  
 SOLD @ £235,000

ADDRESS | 1 Sunny Walk, Speedwell, Bristol BS15 1ED

Lot Number 8

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”

### PRE AUCTION OFFERS

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

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £200,000 - £250,000 for this lot.

### THE PROPERTY

A Freehold semi detached 3 bedroom house occupying a larger than average corner plot with garden and ample parking. The accommodation ( 758 Sq Ft ) is arranged over two floors with ground floor WC and upstairs bathroom in a quiet cul de sac.  
 Sold with vacant possession.

Tenure - Freehold  
 Council Tax - Band B  
 EPC - C

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

### THE OPPORTUNITY

3 BED HOUSE - HOME / INVESTMENT

The property has been a successful rental property for many years and is offered in good decorative order to suit both home or investment in this sought after cul de sac location.  
 Please refer to independent rental appraisal.

### CORNER PLOT | PARKING

The additional land to the side / front has scope for multiple off street parking or outbuildings.  
 Potential to extend the property to both side and rear.  
 Subject to any consents.

### LOCATION

The property is located just off Speedwell Road in between the popular family suburbs of Whitehall and Speedwell. Local amenities are all within walking distance including independent retailers, convenience stores, bars, cafes and restaurants. Bristol City Centre is approximately six miles away.



9 Waterloo Street  
 Clifton  
 Bristol  
 BS8 4BT

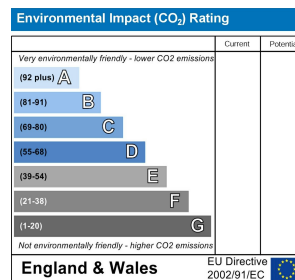
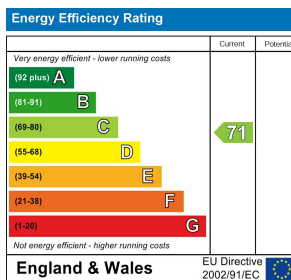
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## Floor plan



## EPC Chart



## 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.