

## 63 Grimsbury Road, Kingswood, Bristol, BS15 9SD

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD 3 BED HOUSE
- SW GARDEN | GARAGE | PARKING
- UPDATING | REDUCED - WAS £270K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 3 BED HOUSE ( 956 Sq Ft ) with SW facing GARDEN and GARAGE plus PARKING | Requires UPDATING with scope to EXTEND stp | REDUCED was £270k

# 63 Grimsbury Road, Kingswood, Bristol, BS15 9SD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 63 Grimsbury Road, Kingswood, Bristol BS15 9SD

Lot Number 10

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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 Freehold terraced family home with front and rear garden ( South Westerly facing ) plus garage and off street parking space.

The accommodation ( 956 Sq Ft ) is arranged over 2 floors with reception and kitchen diner on the ground floor plus 3 bedrooms and a bathroom upstairs.

Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - C

### THE OPPORTUNITY

HOUSE | UPDATING | EXTEND

The property has been a much loved family home for many years but now requires updating with scope for a charming 3 bedroom home or investment in this popular location

There is potential to extend the property to the rear to create a larger open plan kitchen diner on the ground floor.

Please refer to independent rental appraisal.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected agents with an asking price of £270,000 and now has a reduced guide price for sale by auction

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

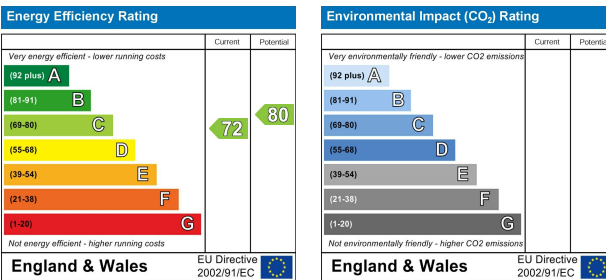
63, Grimsbury Road - £1400pcm - £1500pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



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.