

27 Leda Avenue, Hengrove, Bristol, BS14 9DG

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- REQUIRES BASIC UPDATING
- GARDEN | GARAGE | ANNEXE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold SEMI DETACHED HOUSE (1235 Sq Ft) with GARDEN and GARAGE plus ANNEX | Requires BASIC UPDATING | Quiet CUL DE SAC location.

27 Leda Avenue, Hengrove, Bristol, BS14 9DG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 27 Leda Avenue, Hengrove, Bristol BS14 9DG

Lot Number: 42

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 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 semi detached family home located on a sought after and quiet cul de sac location with front and rear gardens plus side access.
The accommodation (1235 Sq Ft) is arranged over 2 floors with the ground floors comprising a traditional layout of 2 reception rooms (which have been combined) and a separate kitchen whilst upstairs are 3 bedrooms and a separate bathroom and WC.
At the rear of the property on the ground floor is a large extension that is arranged as a self-contained annexe with bathroom and bedroom plus a utility room that could be a kitchen.
There is a detached garage in the rear garden with vehicular access from the lane to the side of the property.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has been a much loved home for many years and now requires basic updating and scope for a fine home or investment.
Please refer to the independent rental appraisal.

ANNEX | ATTIC CONVERSION

There is potential to convert the attic space and scope to rearrange the layout of the existing extension to suit individual needs.

PARKING | GARAGE

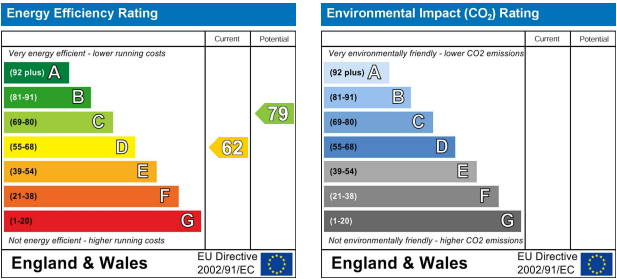
Scope for off street parking in the front garden and to rebuild the garage in the rear garden into a larger unit or another annex / workshop.

*All subject to gaining the necessary consents.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.