

## 9A Chantry Road, Clifton, Bristol, BS8 2QF

Auction Guide Price +++ £550,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD GRADE II LISTED HOUSE
- 4 BEDS | REQUIRES UPDATING | 1702 Sq Ft
- OFF STREET PARKING & GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold 4 BED PERIOD HOUSE ( 1702 Sq Ft ) in need of UPDATING with PARKING and GARDENS just moments from WHITELADIES ROAD.

# 9A Chantry Road, Clifton, Bristol, BS8 2QF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 9A Chantry Road, Clifton, Bristol BS8 2QF

Lot Number 14

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 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

This period house of charm and character forms part of an historic Grade II listed Farmhouse erected circa 1678 ( We understand the rear extension was built circa 1830 ) and originally part of the Hurl Estate. In circa 1850 this townhouse was re-named Nursery Villa when it was a flourishing nursery owned by one of the founders of Bristol Zoo - its grounds were actually used to accommodate exotic animals prior to completion of accommodation at the famous Bristol Zoological gardens! During World War II it was believed to have been used by the American military while they were planning D-Day landings at nearby Clifton College. The bright and airy property has flexible accommodation ( 1702 Sq Ft ) arranged over 3 floors with south facing reception rooms, four bedrooms and two bathrooms plus allocated parking space and a front and rear garden. We are also informed there is a cellar. Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band F  
EPC -

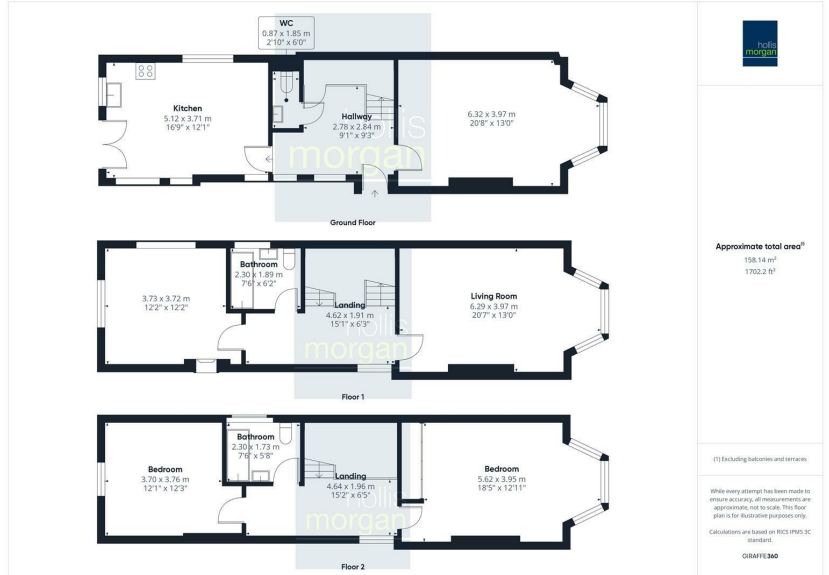
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

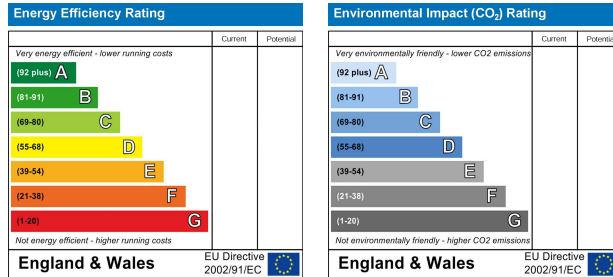
CLIFTON HOME | UPDATING

The property now requires updating but has scope for a fine home or investment with parking and garden in this most sought after of locations just moments from Whiteladies Road. Please refer to independent rental appraisal.

## Floor plan



## EPC Chart



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Bristol  
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## Auction Property Details Disclaimer

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Please refer to our website for further details.