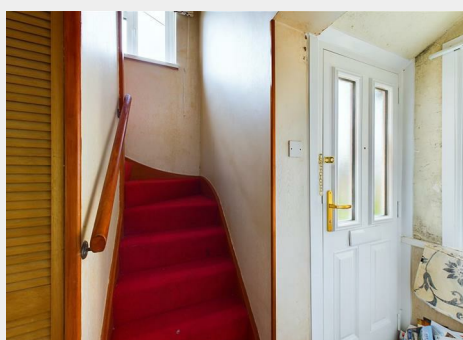


## 7 The Grove, Wraxall, North Somerset, BS48 1LW

Auction Guide Price +++ £210,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 12TH FEBRUARY 2025
- VIEWINGS - REFER TO DETAILS
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 2 BEDS | LARGE GARDEN
- BASIC UPDATING | SCOPE TO EXTEND stc
- COMPLETION - 28TH MARCH 2025

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 2 BED HOUSE ( 740 Sq Ft ) with LARGE GARDEN | BASIC UPDATING

# 7 The Grove, Wraxall, North Somerset, BS48 1LW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 7 The Grove, Wraxall, North Somerset BS48 1LW

Lot Number 20

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”

### THE PROPERTY

A Freehold semi detached house with a generous garden ( 0.085 Acres ). The accommodation ( 740 Sq Ft ) is arranged over two floors with reception and separate kitchen on the ground floor and two bedrooms and bathroom on the first floor.

Sold with vacant possession.

Tenure - Freehold

Council Tax - C

EPC - E

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

SEMI DETACHED | BASIC UPDATING

The property has been let for many years and would now benefit from basic updating with scope for a fine home or investment in this sought after North Somerset village

Please refer to independent rental appraisal.

POTENTIAL TO EXTEND

There may be scope to extend the property to both the side and rear.

OFF STREET PARKING

Potential to create vehicular access and off street parking.

All above subject to gaining the necessary consents.

We understand that no planning of this nature has been recently sought.  
Interested parties to make their own investigations

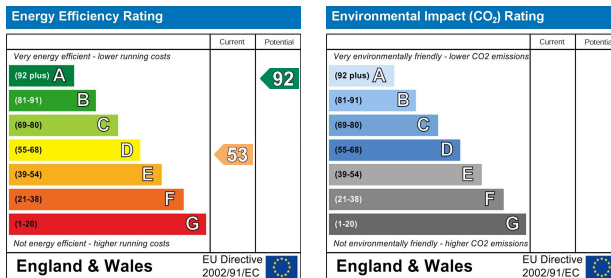
### LOCATION

The village of Wraxall is served with a 12th century Church, Church of England primary school and two popular tourist attractions - National Trusts Tyntesfield Estate and Noah's Ark Zoo Farm. The small village is located 6 miles west of Bristol and offers an easy commute to the M5 corridor. Nailsea is within a few minute's drive offering an extended selection of doctors, schools and places to eat, drink and shop.

## 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.