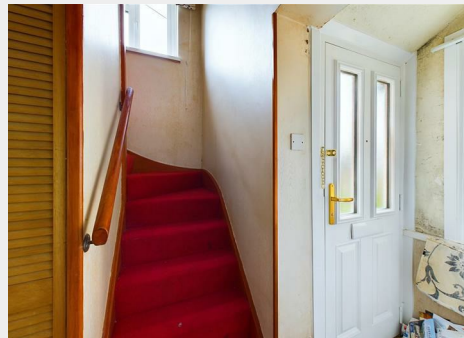


## 7 The Grove, Wraxall, North Somerset, BS48 1LW

Sold @ Auction £207,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIDEO TOUR NOW ONLINE
- LEGAL PACK MARKED COMPLETE
- VIEWINGS - REFER TO DETAILS
- SOLD @ JUNE LIVE ONLINE AUCTION
- 2 BEDS | LARGE GARDEN
- BASIC UPDATING | SCOPE TO EXTEND stc
- FREEHOLD SEMI-DETACHED HOUSE
- 8 WEEK COMPLETION

Hollis Morgan – JUNE 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

\*\*\* SOLD @ JUNE LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £195,000 +++  
SOLD @ £207,000

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

Lot Number 41

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 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

### 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

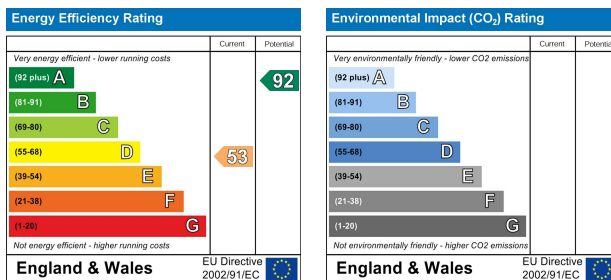
### LOCATION

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

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## 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.