

## 41 Marksbury Road, Bedminster, Bristol, BS3 5JY

Sold @ Auction £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ SEPTEMBER ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 3 BEDS | CORNER PLOT | VACANT
- SCOPE TO EXTEND & PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE ( 813 Sq Ft ) on a CORNER PLOT with scope to EXTEND or create OFF STREET PARKING stc.

# 41 Marksbury Road, Bedminster, Bristol, BS3 5JY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER ONLINE AUCTION \*\*\*

GUIDE £230,000 +++  
SOLD @ £250,000

ADDRESS | 41 Marksbury Road, Bedminster, Bristol BS3 5JY

Lot Number 42

The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 2024 @ 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"

### JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

### THE PROPERTY

A Freehold semi detached family home located on a corner plot with accommodation (813 Sq Ft) arranged over two floors with 3 bedrooms and flexible outside space.  
Sold with vacant possession.

Ground Floor - Reception | Kitchen Diner

First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

Outside - Front, Side & rear gardens.

Tenure - Freehold

Council Tax - B

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The property has been a successful rental investment for many years and will be offered with vacant possession.

There is scope for some basic cosmetic updating but in essence is ready to be placed immediately onto the rental market in this hugely sought after location.

Please refer to independent rental appraisal for information on potential income.

FAMILY HOME | SCOPE TO EXTEND | ATTIC CONVERSION

The property has scope for fine family home with potential to extend to both the side and rear or into the attic space.

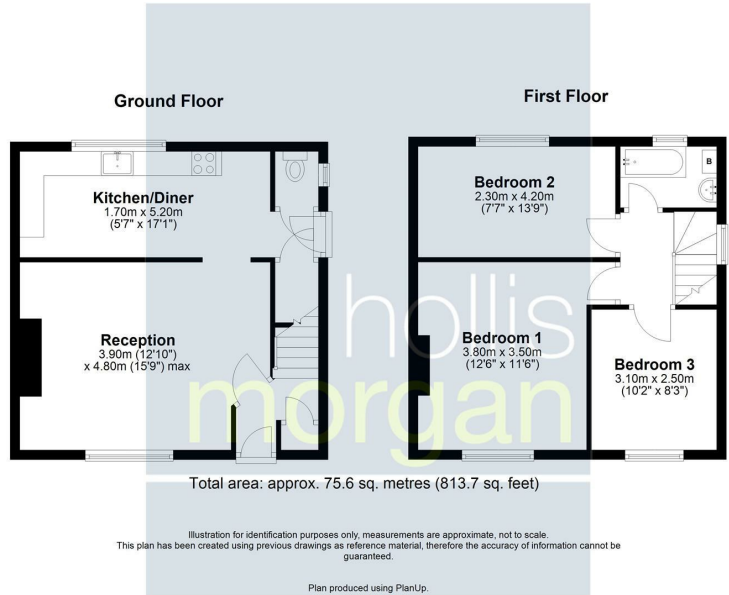
Subject to gaining the necessary consents.

OFF STREET PARKING

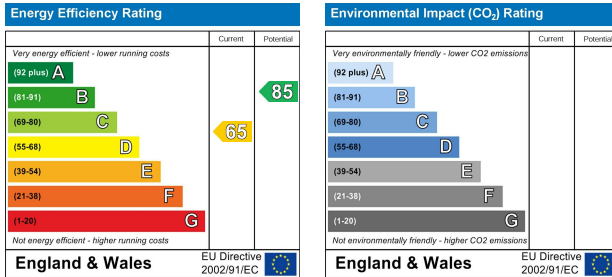
The large front driveway has scope for multiple off street parking spaces.

Subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.