# 18 The Groves, Hartcliffe, Bristol, BS13 0AF

## Auction Guide Price +++ £170,000














- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD MODERN TOWNHOUSE
- 3 BEDS | GARDEN | 2 X PARKING
- EX RENTAL | REDUCED - WAS £240K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold MODERN 3 BED TOWNHOUSE with 2 x PARKING + GARDEN | REDUCED - was £240,000

# 18 The Groves, Hartcliffe, Bristol, BS13 0AF

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 18 The Groves, Hartcliffe, Bristol BS13 0AF

Lot Number 56

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 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 modern townhouse with enclosed rear garden and 2 off street parking spaces.
The accommodation ( 972 Sq Ft ) is arranged over 3 floors with a kitchen diner and cloakroom on the entrance level, reception ( with doors to garden ) and bedroom 1 on the first floor and 2 further bedrooms plus family bathroom on the top floor.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - C

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

EX RENTAL | COSMETIC UPDATING

The property has been successfully let for many years ( now vacant ) and has scope for some light cosmetic updating to suit both owners occupiers and investors.
Please refer to the independent rental appraisal.

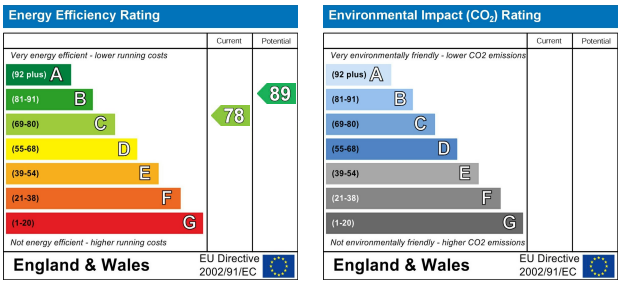
REDUCED PRICE FOR AUCTION

Previously listed with respected local agents at £240,000 and more recently £230,000 - now with a reduced guide price for sale by live online auction.

## Floor plan




## EPC Chart





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## Auction Property Details Disclaimer

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