

## 155 Forest Road, Fishponds, Bristol, BS16 3ST

Sold @ Auction £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- LARGER THAN AVERAGE PLOT
- REQUIRES UPDATING | VACANT POSSESSION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE ( 980 Sq Ft ) occupying a LARGER THAN AVERAGE PLOT now in need of UPDATING with huge potential.

# 155 Forest Road, Fishponds, Bristol, BS16 3ST

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £250,000 +++

SOLD @ £274,000

ADDRESS | 155 Forest Road, Fishponds, Bristol BS16 3ST

Lot Number 9

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 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"

### THE PROPERTY

A Freehold 1950's semi detached 3 bedroom house occupying a larger than average plot with spacious accommodation ( 980 Sq Ft ) arranged over two floors.

Sold with vacant possession.

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

HOUSE | UPDATING

The property has been let for many years ( now vacant ) and now requires updating but has scope for a fine home or investment in this sought after location.

Please refer to independent rental appraisal.

EXTEND - SIDE | REAR | ATTIC

The property occupies a larger than average plot with scope to extend to both the side, rear and also into the attic.

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

Subject to gaining the necessary consents.

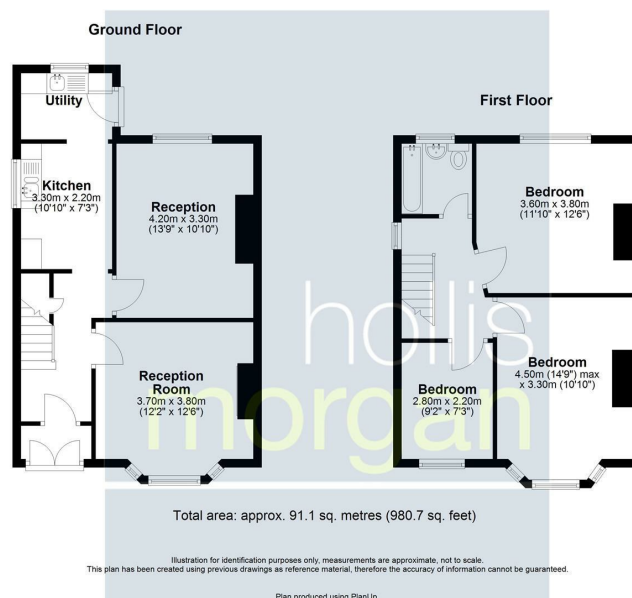
OFF STREET PARKING

There is scope to create off street parking subject to consents.

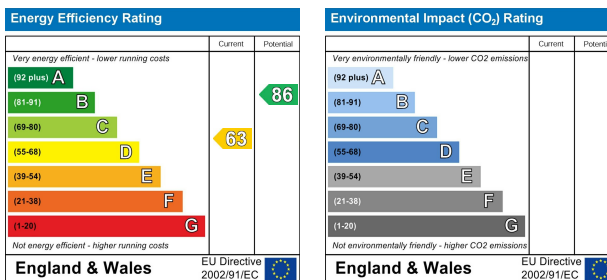
### LOCATION

The property occupies a quiet residential position in the heart of Fishponds close both the popular "Straits" and Lodge Causeway with a wide range of local amenities, shops, pubs and cafes within walking distance. The property is less than one mile to the Glenside Campus and Four miles from the University of the West of England. The student bus runs directly outside on Fishponds road as does the night bus from central Bristol. The cycle track runs directly over to the UWE and Frenchay campus.

## Floor plan



## EPC Chart



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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.