

## 581 Filton Avenue, Filton, Bristol, BS7 0QH

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- 4 BEDS | REAR GARDEN
- REQUIRES UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold 4 BED TERRACED HOUSE ( 1161 Sq Ft ) now in need of UPDATING with REAR GARDEN and GARAGE.

# 581 Filton Avenue, Filton, Bristol, BS7 0QH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 581 Filton Avenue, Filton, Bristol BS7 0QH

Lot Number TBC

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00

Noon

Registration Deadline is on Friday 5th December 2025 @ 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 mid terraced property with accommodation (1161 Sq Ft) arranged over 3 floors and a generous mature rear garden with detached garage and vehicular access via the lane. The property has two reception rooms on the ground floor plus kitchen and sun room whilst the first floor has 3 bedrooms and a family bathroom with a 4th ensuite bedroom in the converted attic.

Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

### THE OPPORTUNITY

HOUSE | UPDATING

The property now requires updating but has scope for a fine 4 bedroom home or investment in this popular location. Please refer to independent rental appraisal.

EXTEND TO REAR

There is scope to extend the property to the rear ( please note attic already converted )

Subject to gaining the necessary consents.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

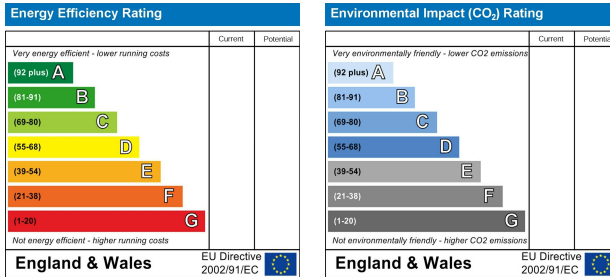
581, Filton Avenue – £1700pcm - £1800pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



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**hollis  
morgan**

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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.