47 Westbury Lane, Coombe Dingle, Bristol, BS9 2PQ

Auction Guide Price +++ £350,000

- FOR SALE BY ONLINE AUCTION
- VIRTUAL TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 10TH DECEMBER 2025
- VIEWINGS – REFER TO DETAILS
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- CORNER PLOT | BASIC UPDATING
- REDUCED - WAS £445K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - Freehold SEMI DETACHED 3 BED HOUSE (1039 Sq Ft) on LARGE CORNER PLOT now in need of BASIC UPDATING | SCOPE TO EXTEND stc

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 47 Westbury Lane, Combe Dingle, Bristol BS9 2PQ

Lot Number 18

*** 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 semi detached 3 bedroom house that has been in the same ownership since the 1950's occupying a larger than average corner plot with many of the rooms enjoying a dual aspect outlook. The accommodation (1039 Sq Ft) is arranged over two floors with a kitchen and two reception rooms on the ground floor and 3 bedrooms and bathroom on the first floor. The plot comprises mature gardens to 3 aspects with driveway and detached garage.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - D

THE OPPORTUNITY
HOUSE FOR UPDATING

The property has been a much loved home since the 1950's but does now require basic updating with scope for a fine 3 bedroom family home or investment in this sought after location.
Please refer to independent rental appraisals.

GROUND FLOOR LAYOUT | OPEN PLAN

There is scope to rearrange the ground floor layout to create an open plan kitchen diner and still retain a separate reception room.

SCOPE TO EXTEND | ATTIC CONVERSION

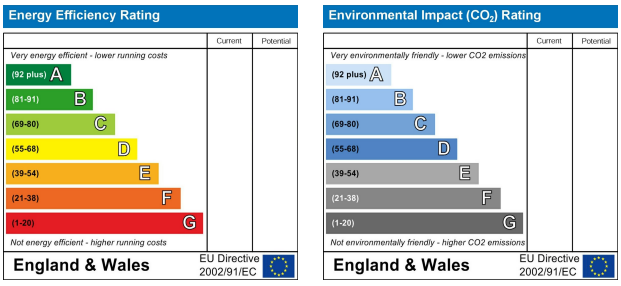
The plot allows for the property to be extend to the rear aspect or into the attic space.
Subject to gaining the necessary consents.

REDUCED PRICE FOR AUCTION

The property was previously listed with respected local residential agents with an asking price of £445,000 and now has a reduced guide price for sale by auction.

Floor plan

EPC Chart



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Auction Property Details Disclaimer

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