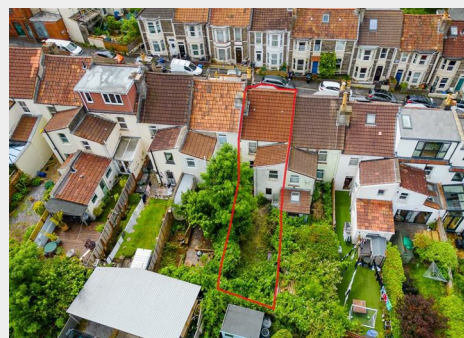
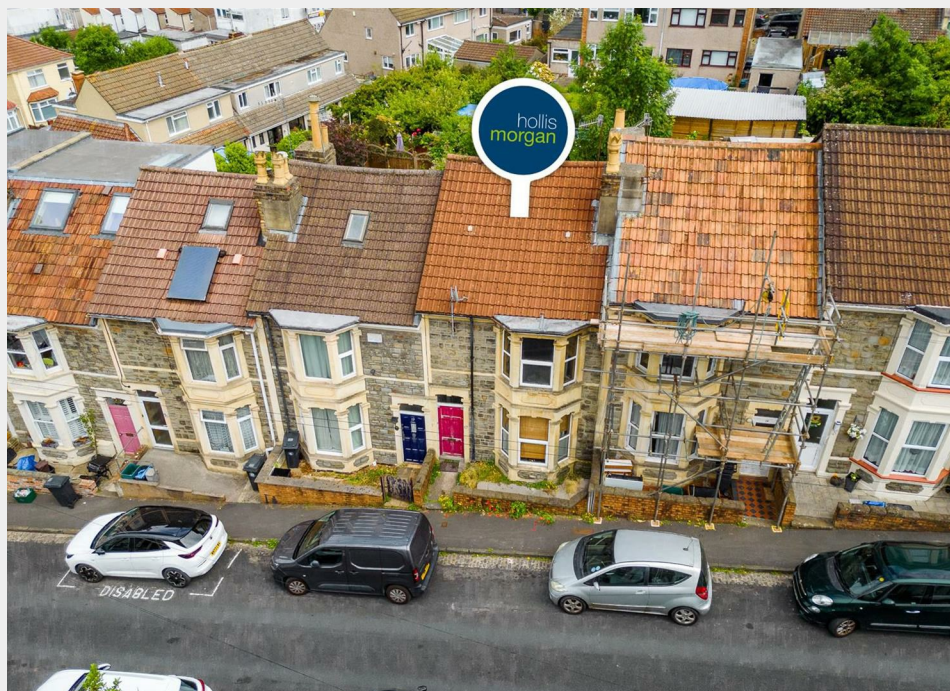


## 17 Clouds Hill Avenue, St George, Bristol, BS5 7JD

Auction Guide Price +++ £230,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD PROPERTY
- REQUIRES MODERNISATION
- 2 BED | 2 REC | GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 2 BED | 2 REC PERIOD HOUSE ( 821 Sq Ft ) in need of MODERNISATION with GARDEN and close to PARK.

# 17 Clouds Hill Avenue, St George, Bristol, BS5 7JD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 17 Clouds Hill Avenue, St George, Bristol BS5 7JD

Lot Number 6

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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 bay fronted period property occupying an elevated position located just moments from Church Road shops and St George's Park. The accommodation ( 821 Sq Ft ) is arranged over 2 floors comprising 2 reception rooms and a kitchen on the ground floor plus 2 bedrooms and a bathroom with enclosed rear garden.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - D

### THE OPPORTUNITY

PERIOD HOUSE | UPDATING

The property is vacant and now requires modernisation with scope for a fine home or investment in this sought after location.  
Please refer to the independent rental appraisal.

EXTEND | ATTIC CONVERSION

Interested parties will note that similar properties have extended to the rear and converted the attic space.

\* 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;

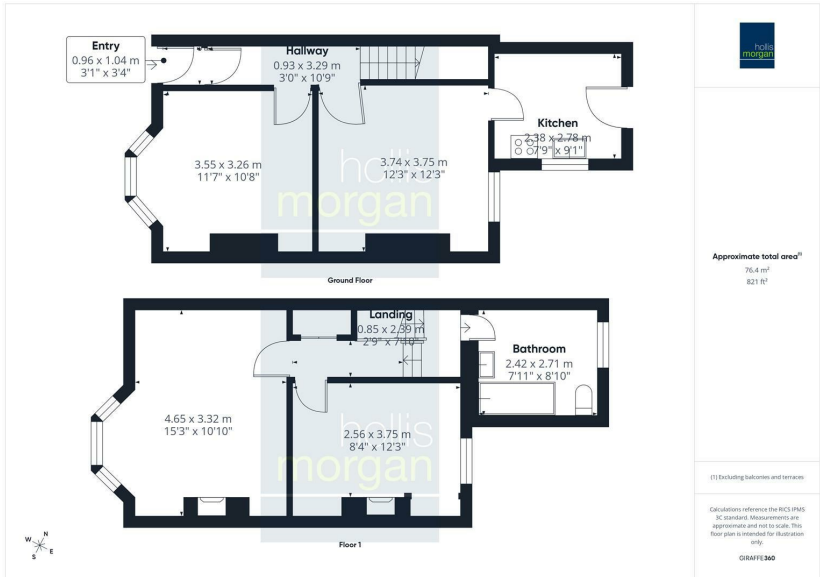
17, Clouds Hill Avenue - £1400pcm - £1500pcm

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.

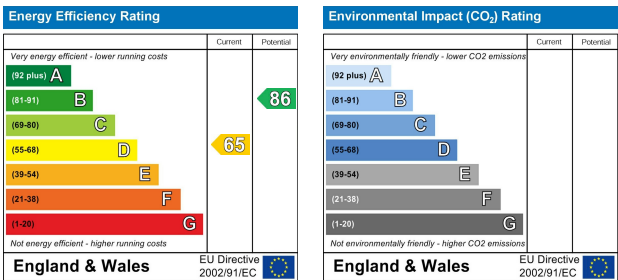
### LOCATION

Clouds Hill Avenue is a quiet residential location within walking distance of the vibrant Church Road with its array of local amenities and services as well as St Georges Park whilst Bristol City Centre is approximately two miles away.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.