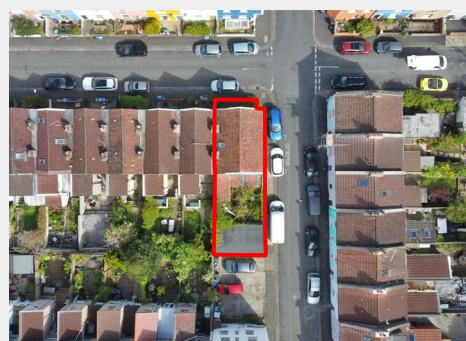
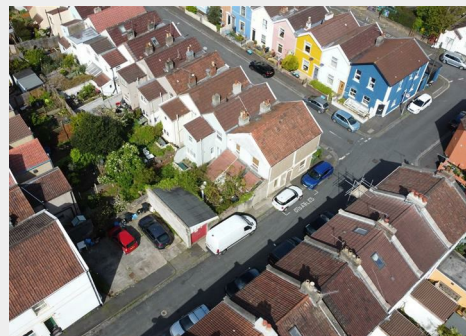


49 Sydenham Road, Totterdown, Bristol, BS4 3DG

Sold @ Auction £335,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SOLD @ JUNE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- CORNER PLOT | DETACHED GARAGE | GARDEN
- REQUIRES MODERNISATION | INCREASE BEDROOMS
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold CORNER PERIOD HOUSE (1720 Sq Ft) in need of MODERNISATION with GARDEN and DETACHED GARAGE.

49 Sydenham Road, Totterdown, Bristol, BS4 3DG

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

SOLD @ JUNE ONLINE AUCTION

GUIDE PRICE £240,000 +++
SOLD @ £335,000

ADDRESS | 49 Sydenham Road, Totterdown, Bristol BS4 3DG

Lot Number 3

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 period property occupying a prominent corner position on this quiet residential enclave. The accommodation (1720 Sq Ft) is arranged over two floors plus basement and was originally 3 bedrooms but has in recent times been used as 2 larger rooms with a rear garden and detached garage accessed via Clyde Terrace.
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

FREEHOLD HOUSE | MODERNISATION

The property is vacant and now requires modernisation but offers scope for a fine family home or investment in one of the most sought after areas of the city.

3 + BEDS

The first floor layout can be reinstated to provide 3 bedrooms.

EXTEND | ATTIC CONVERSION

There is scope for an extension to the rear and into the attic space.

DETACHED GARAGE

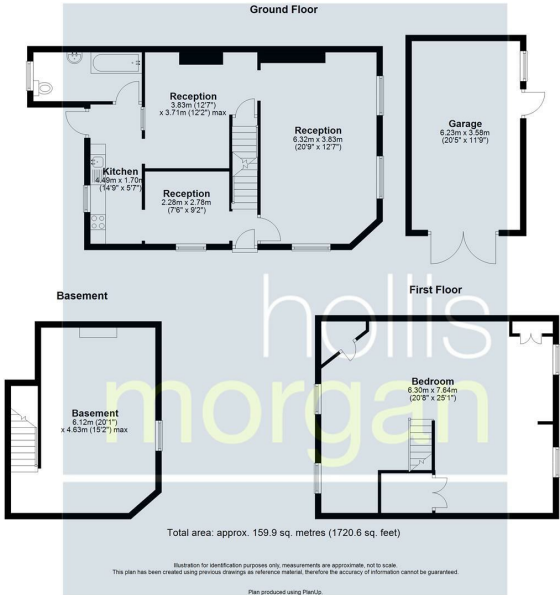
The large garage has a pitched roof and there may be potential for further development of this for an annex / home office etc
Potential for an independent dwelling.

All above subject to gaining the necessary consents

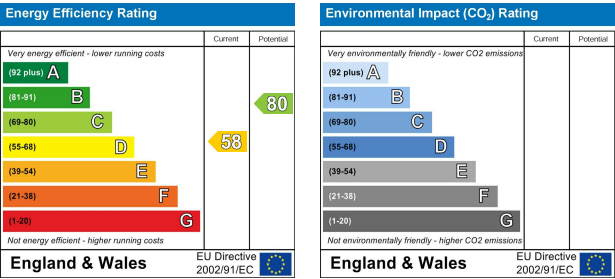
LOCATION

The property is located within the popular suburb of Totterdown with excellent local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and restaurants. Temple Meads and the City Centre are both within walking distance.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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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.