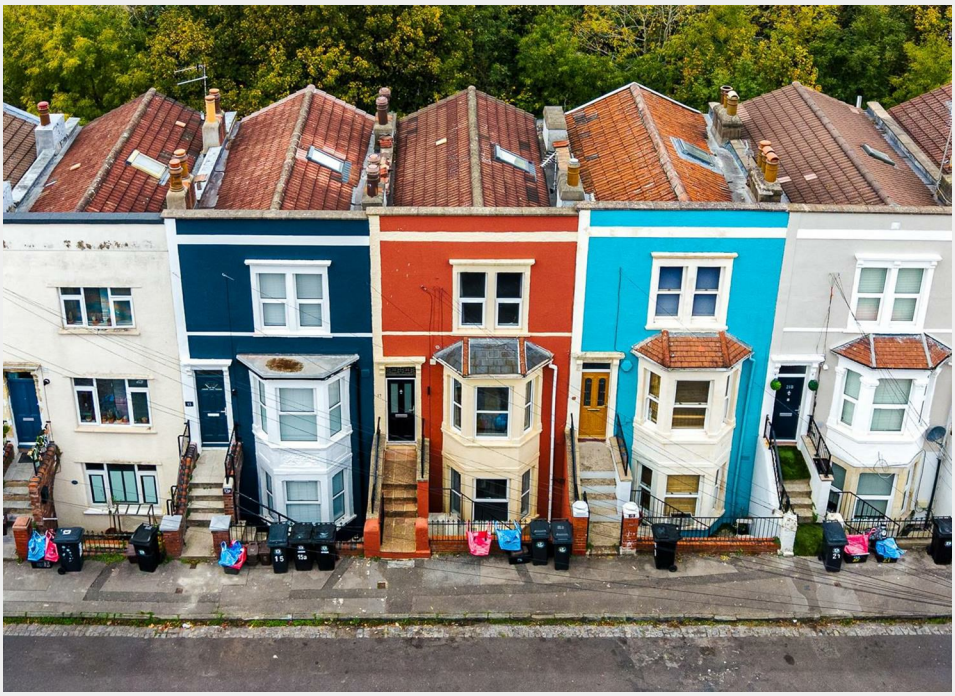
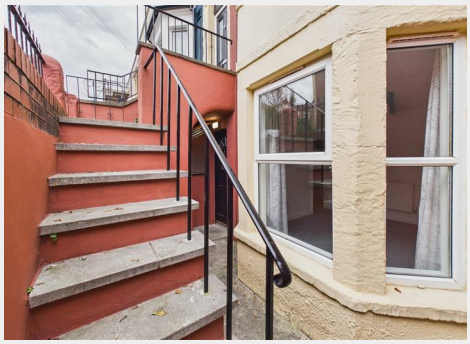
17 Fitzroy Street, Totterdown, Bristol, BS4 3BY

Auction Guide Price +++ £450,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- 3 X SELF CONTAINED FLATS
- SCOPE FOR £46.8K INCOME | £680K GDV
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold BLOCK OF 3 x FLATS with scope for £46.8k INCOME and GDV of £680k | 2 Bed Garden Flat | 1 Bed Balcony Flat | 1 Bed Top Floor

17 Fitzroy Street, Totterdown, Bristol, BS4 3BY

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 17 Fitzroy Street, Totterdown, Bristol BS4 3BY

Lot Number 21

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 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 mid terraced property arranged as 3 stylish self contained flats (1 x 2 Bed | 2 x 1 Bed) with great outside space.

Garden Flat – Private Entrance | Open Plan Kitchen Diner / Living space | Bedroom 1 | Bedroom 2 | Shower Room | Garden | 505 Sq Ft
Hall Floor Flat - Open Plan Kitchen Diner / Living space | Bedroom 1 | Shower Room | Terrace | 344 Sq Ft
Top Floor Flat - Open Plan Kitchen Diner / Living space | Bedroom 1 | Shower Room | Terrace | 387 Sq Ft

Top Floor Flat - sold subject to existing tenancy which are converting to an Assured Periodic Tenancy effective 01/05/26, under the Renters Rights Act 2026
Basement & Hall Floor – Vacant Possession.

Tenure - Freehold
Council Tax - A | A | A
EPC - D | D | C

THE OPPORTUNITY
FREEHOLD BLOCK FOR INVESTMENT | £46,800 pa

The property has been well maintained and recently renovated with excellent rental potential.

Garden Flat - Vacant | Scope for £1500 pcm
First Floor Flat - Vacant | Scope for £1300 pcm
Top Floor Flat - Let @ £1100 pcm | In occupation since 2nd April 2022 (Scope for increase)

BREAK UP | GDV | £680k

There is huge scope for break up and resale of the individual flats, each flat already has a lease in place with individual titles registered at the Land Registry.
Potential GDV on the private treaty market with vacant possession.

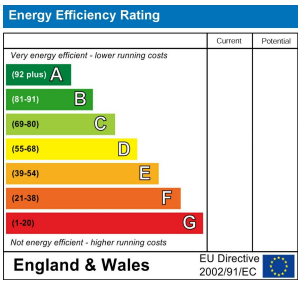
Garden Flat – £260,000
Hall Floor Flat - £210,000
Top Floor Flat - £210,000

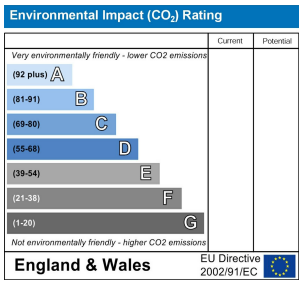
Interested parties to make their own investigations.

Floor plan



EPC Chart





hollis morgan

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.