# 1 Charlton Park, Keynsham, Bristol, BS31 2NA

## Auction Guide Price +++ £200,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- REQUIRES UPDATING
- SCOPE TO EXTEND | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE ( 1007 Sq Ft ) now requiring UPDATING with scope to EXTEND and ATTIC CONVERSION stc

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## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 1 Charlton Park, Keynsham, Bristol BS31 2NA

Lot Number TBC

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon
Registration Deadline is on Friday 6th February 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 semi detached house occupying a generous plot with rear garden and detached garage. The property has accommodation ( 1007 Sq Ft ) arranged over two floors with 2 reception rooms, kitchen and WC plus 3 bedrooms and a bathroom upstairs.
Sold with vacant possession

Tenure - Freehold
Council Tax - D
EPC - E

### THE OPPORTUNITY
SEMI DETACHED | UPDATING

The property now requires updating but has scope for a fine family home or investment in this most sought after of location just moments from the town centre.
Please refer to independent rental appraisals.

EXTEND REAR ELEVATION | ATTIC CONVERSION

Interested parties will note the various options to extend on the rear elevation to create a large open plan kitchen diner opening onto the enclosed rear garden.
There is scope to convert the attic for additional bedrooms.
All subject to gaining the necessary consents.

### LOCATION
Keynsham is popular market town with all the amenities of shops cafes and pubs of various styles and convenient bus and train links to the near by cities of Bath and Bristol. The town also has an award winning park a leisure centre with a competition size swimming pool, two golf clubs in its vicinity and a great scout club with extra curricular facilities and activities along with lovely local countryside to explore along the local river chew. There are two local secondary schools and a mix of primary available plus a 6th form college of repute and other schools accessible in Bath.

### SOLICITORS & COMPLETION
Tom Bowering
Wards
0117 986 3504
tom.bowering@wards.uk.com
www.wards.uk.com

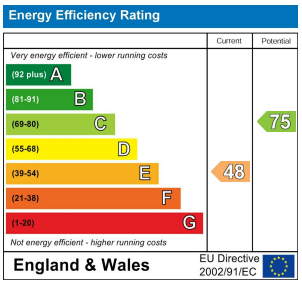
EXTENDED COMPLETION

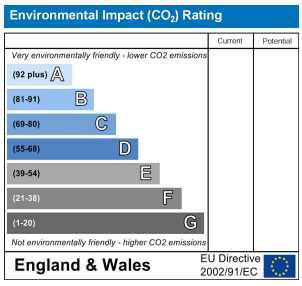
Completion is set for 8 weeks or earlier subject to mutual consent.

### IMPORTANT AUCTION INFORMATION

## 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.