44 Hillcrest Road, Nailsea, North Somerset, BS48 2JA

Auction Guide Price +++ £200,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- SEPTEMBER LIVE ONLINE AUCTION
- SEMI DETACHED 3 BED HOUSE
- REQUIRES BASIC UPDATING
- GARAGE | GARDEN | PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED FAMILY HOME (1259 Sq Ft) now in need of UPDATING with GARDEN | GARAGE | PARKING.

44 Hillcrest Road, Nailsea, North Somerset, BS48 2JA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 44 Hillcrest Road, Nailsea, North Somerset BS48 2JA

Lot Number 3

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30
Registration Deadline is on Monday 15th September 2025 @ 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"

PRE AUCTION OFFERS
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY
A Freehold semi detached family home located in a quiet residential location in the heart of Nailsea. The accommodation (1259 Sq Ft) is arranged over two floors with large open plan living space, kitchen, WC and sun room on the ground floor plus 3 bedrooms and a family bathroom upstairs. In addition there is a converted attic space. There is ample off street parking to the front, garage to the side and enclosed rear garden.
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band C
EPC - D

THE OPPORTUNITY
FAMILY HOME | BASIC UPDATING

The property has been a much loved family home and would now benefit from basic updating with scope for a fine family home in this sought after location close to the town centre.

SCOPE TO EXTEND | DEVELOP

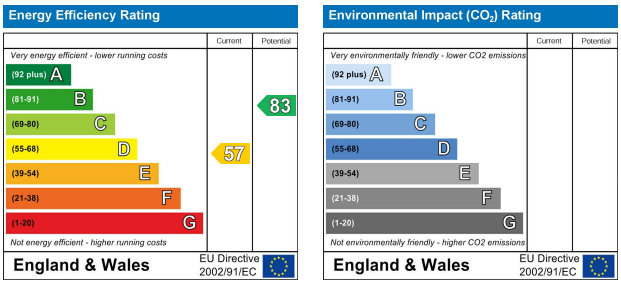
There is potential to extend the property to both the side and rear plus into the attic space.
Subject to gaining the necessary consents.

HISTORIC SUBSIDENCE CLAIM | WORKS COMPLETED

We understand work has recently (2024) been undertaken by away of an insurance claim to rectify subsidence at the rear right-hand corner of the property (viewed from the front) which we understand was due to a drainage defect. These works have now been completed, a certificate of structural adequacy has now been issued by the insurers.
Please refer to online legal pack.
* IMPORTANT NOTE - If you are intending to organise a mortgage or finance for this property please report the above information to your broker before arranging a viewing

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.