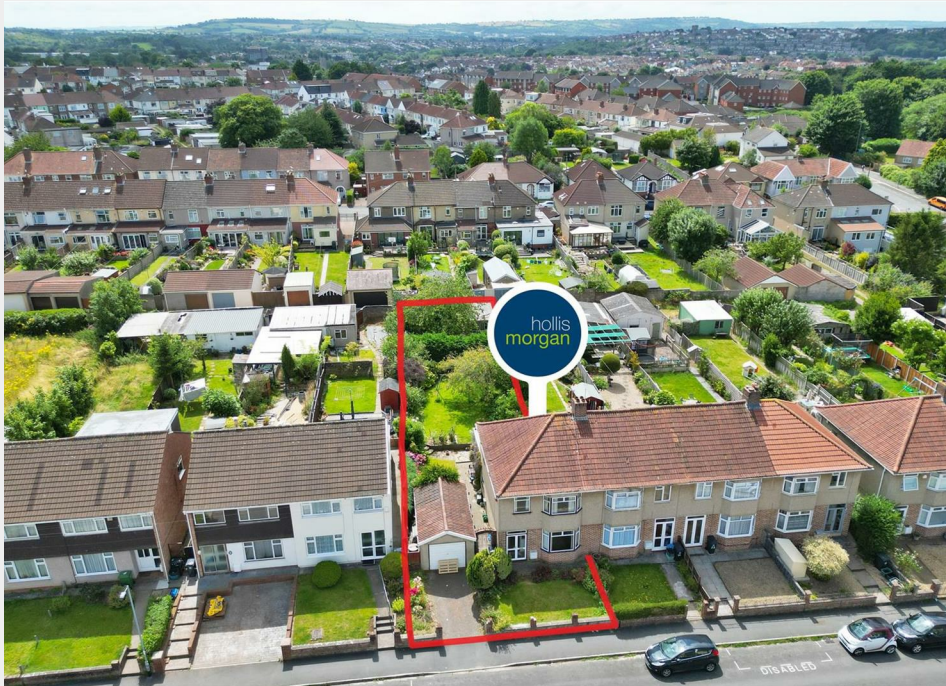


## 32 Eastwood Road, St Annes, Bristol, BS4 4RW

Sold @ Auction £350,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- LEGAL PACK COMPLETE
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- SOLD @ SEPTEMBER ONLINE AUCTION
- SEMI DETACHED HOUSE ( 1139 Sq Ft )
- DOUBLE WIDTH PLOT | GARAGE | PARKING
- BASIC UPDATING | EXTEND | ATTIC stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - A Freehold SEMI DETACHED HOUSE ( 1139 Sq Ft ) in need of BASIC UPDATING | DOUBLE WIDTH MATURE PLOT with HUGE POTENTIAL.

# 32 Eastwood Road, St Annes, Bristol, BS4 4RW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ SEPTEMBER ONLINE AUCTION \*\*\*

GUIDE PRICE £300,000 +++  
SOLD @ £350,000

ADDRESS | 32 Eastwood Road, St Annes, Bristol, BS4 4RW

Lot Number 2  
The Live Online Auction is on Wednesday 18th September 2024 @ 17:30  
Registration Deadline is on Monday 16th September 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 bright and airy Freehold semi detached 3 bedroom house with accommodation ( 1139 Sq Ft ) arranged over two floors occupying a double width plot with detached garages and off street parking.  
The accommodation has been previously extended in different stages to the rear ground floor elevation.  
Vehicular access to the rear of the garden via private lane.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - D  
EPC - E  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING | LARGE GARDEN

The property has been a much loved family home for many years and would now benefit from basic updating but has scope to create a fine property with large mature garden in this sought after residential location close to the City.

EXTEND | ATTIC | ANNEX

The plot size allows potential to extend the existing property to both the side and rear and also into the attic.  
There may also be scope to create a detached annex / office at the rear of the plot in the footprint of the existing detached garage.

BUILDING PLOT | NEW DWELLING

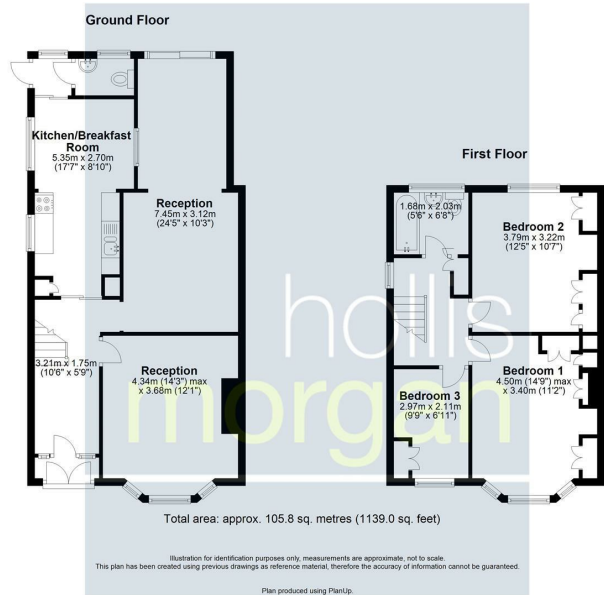
There is potential to create a new dwelling on the land to the side of the property.  
We understand no planning of this nature has been previously sought and interested parties to make their own investigations.

HMO | INVESTMENT

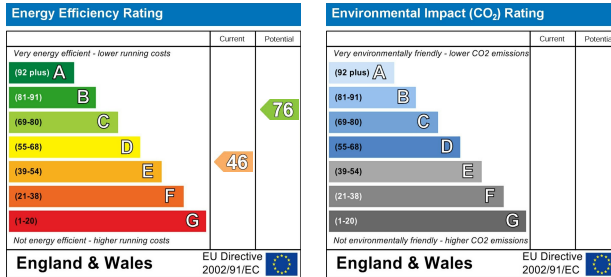
There is scope to extend and convert the property into a 4 - 6 bedroom HMO.

All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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## Auction Property Details Disclaimer

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Please refer to our website for further details.