

## 37 Kingsholm Road, Southmead, Bristol, BS10 5LJ

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- SOUTHMEAD HOSPITAL + PARKING
- HMO | £36,000 pa | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold TERRACE HOUSE ( 1056 Sq Ft ) adjacent to SOUTHMEAD HOSPITAL with HMO LICENCE | £36k pa

# 37 Kingsholm Road, Southmead, Bristol, BS10 5LJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 37 Kingsholm Road, Southmead, Bristol BS10 5LJ

Lot Number 9

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 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 with accommodation ( 1056 Sq Ft ) arranged over two floors with flexible receptions including a conservatory & bedrooms and separate kitchen on the ground floor plus 3 bedrooms and a bathroom on the first floor. There is off street parking for two vehicles on the front drive plus an enclosed rear garden with additional vehicular access via a private lane.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band C  
EPC - C

Utilities, Rights & Restrictions - NO - Please refer to the Legal Pack  
Flood Risk - NO - Please refer to the Legal Pack

### THE OPPORTUNITY

HMO INVESTMENT | £36,000 pa

The property has been a successful HMO investment and is now offered with vacant possession and in good decorative order ideally suited for Southmead Hospital next to the pedestrian entrance.  
Full HMO licence for 4 tenants.  
We understand that there is scope for £750 pcm per room

### FAMILY HOME

The property would make a fine 3 bed family home with garden and off street parking.

### EXTRA PARKING

There is scope to use the rear garden for additional off additional street parking ( double gate and established vehicular access in situ )  
Potential to erect garages subject to consents

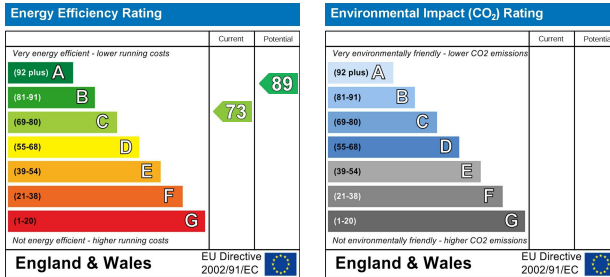
### LOCATION

The property is located in the heart of Southmead. Easy access is provided to Southmead Hospital, Airbus and Rolls Royce making this a great location with a strong rental demand including from Students at UWE. A wide range of local amenities are available on Southmead Road and Lidl supermarket are close by.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.