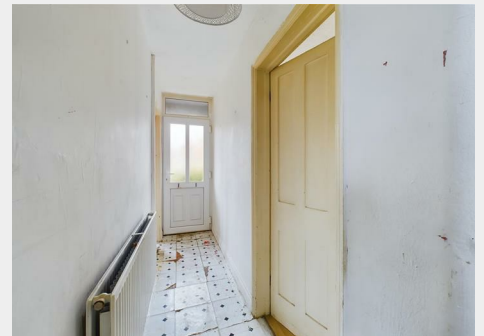


## 46 Bowly Road, Linden, Gloucester, GL1 5NW

Auction Guide Price +++ £185,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- LARGE GARDEN | VACANT | PARKING
- BASIC UPDATING | SCOPE TO EXTEND
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE ( 978 Sq Ft ) with LARGE GARDEN | In need of BASIC UPDATING | Scope to EXTEND stp

# 46 Bowly Road, Linden, Gloucester, GL1 5NW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 46 Bowly Road, Linden, Gloucester GL1 5NW

Lot Number TBC

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 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”

### THE PROPERTY

A Freehold semi detached property occupying a large plot with off street parking at the front and side access to the generous rear garden. The accommodation ( 978 Sq Ft ) is arranged over two floors with flexible reception space on the ground floor and 3 bedrooms + bathroom on the first floor.

Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band B

EPC - TBC  
Utilities, Rights & Restrictions - Please refer to the Legal Pack  
Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | BASIC UPDATING

The property is now vacant and requires basic updating but has scope for a fine home or investment in this popular central location with large garden and parking.

Please refer to independent rental appraisal.

SCOPE TO EXTEND | ATTIC CONVERSION

Interested parties should note that similar properties have erected large side and rear extensions and also converted the attic space into further accommodation.

We understand no planning of this nature has been sought.  
Subject to gaining the necessary consent's.

### LOCATION

The property is situated on a quiet residential road within the popular area of Linden in Gloucester GL1. Local amenities and services are all within close proximity. The Quays retail outlet is less than two miles away and offers an array of gourmet restaurants, cafes, bars, designer shops, and convenience stores. The M5 motorway network is less approximately four miles away and provides direct routes to the regions towns and cities.

### SOLICITORS & COMPLETION

Olivia Foote  
Davies & Partners  
08000 151 212  
olivia.foote@daviesandpartners.com  
www.daviesandpartners.com

### EXTENDED COMPLETION

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

### IMPORTANT AUCTION INFORMATION



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

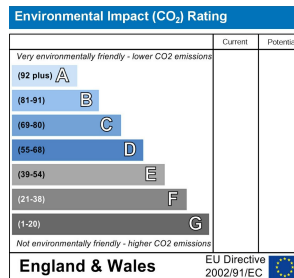
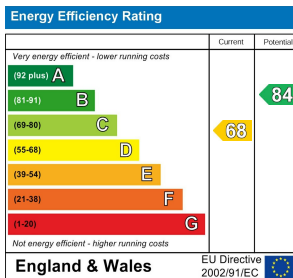
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.