

## 22 Begbrook Lane, Frenchay, Bristol, BS16 1HP

Sold @ Auction £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ JULY ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- VACANT | GARDEN | UPDATING
- SCOPE TO EXTEND - PROPOSED SCHEME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE ( 861 Sq Ft ) in need of BASIC UPDATING with scope to EXTEND stc | PARKING and GARDEN

# 22 Begbrook Lane, Frenchay, Bristol, BS16 1HP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ JULY ONLINE AUCTION \*\*\*

GUIDE PRICE £250,000 +++  
SOLD @ £275,000

ADDRESS | 22 Begbrook Lane, Frenchay, Bristol BS16 1HP

Lot Number 18

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30  
Registration Deadline is on Monday 22nd July 2024 @ 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"

### GUIDE PRICE RANGE

The vendors have issued a guide price range of £250,000 - £300,000.

### THE PROPERTY

A Freehold semi detached family home with accommodation ( 861 Sq Ft ) arranged over 2 floors with generous enclosed rear garden.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - C

EPC - D

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

VACANT | UPDATING

The property has been let for many years and would now benefit from updating but has scope for a fine home or investment in this popular and sought after location.

### HMO INVESTMENT

The property is ideally located for HMO style accommodation for the University of the West of England.

### EXTEND | REAR, SIDE & ATTIC

There is potential to extend the property to both the side, rear and attic to dramatically increase the accommodation,

Please note the proposed scheme is for illustrative purposes only and we understand no planning of this nature has been previously sought - interested parties to make their own investigations.

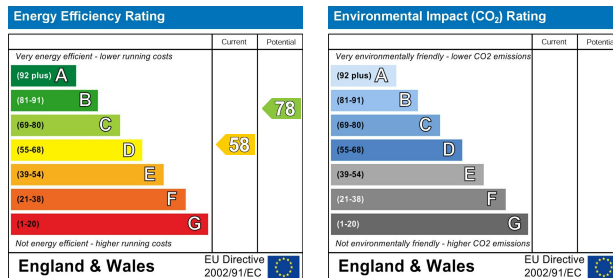
We understand the proposed scheme has been submitted to Bristol City Council planning department and the initial fees paid ( 19,6.24 it was not yet showing on the planning portal )

All subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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.