

41 Wellington Park, Clifton, Bristol, BS8 2UW

Auction Guide Price +++ £725,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 2774 Sq Ft | GARDEN | GARAGE
- UPDATING | REDUCED - ORIGINALLY £1.1M
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold SEMI DETACHED FAMILY HOME (2774 Sq Ft) with GARDEN and GARAGE | REQUIRES UPDATING with huge potential | Originally £1.1m

41 Wellington Park, Clifton, Bristol, BS8 2UW

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 41 Wellington Park, Clifton, Bristol BS8 2UW

Lot Number TBC

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 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

An imposing Freehold semi detached bay fronted period family home located at the end of this quiet cul de sac yet within moments of Whiteladies Road, Clifton Village and The Downs. The accommodation (2774 Sq Ft) is arranged over 5 floors with flexible allocation of rooms and an array of period details including high ceilings, cornice and fireplaces. To the rear is an enclosed walled garden whilst to the front is a larger garden area with detached garage. Sold with vacant possession.

Tenure - Freehold

Council Tax - F

EPC - F

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

FAMILY HOME | UPDATING

The property is a much loved family home on the market for the first time in 40 years and now requires updating to create a stunning property in this most sought after of residential enclaves.

TOP FLOOR

The access and ceiling height is restricted on the top floor and would benefit from larger dormer(s) to create a stunning master bedroom.

PARKING | GARAGE

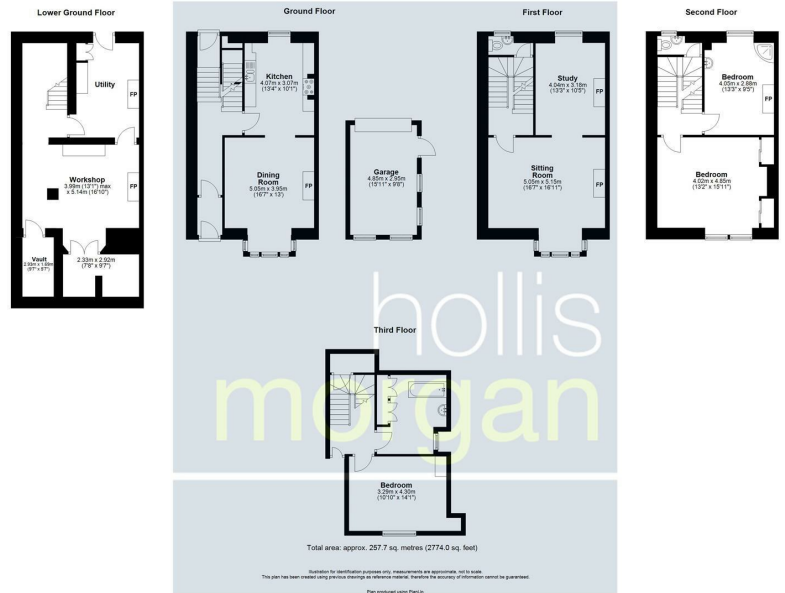
The front garden has a detached garage that may be better suited to being demolished and multiple off street car parking created.

REDUCED PRICE FOR AUCTION

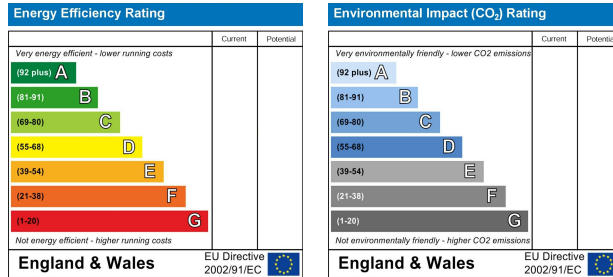
The property was originally listed with local agents for £1.1M and most recently £875,000 and is now offered with a reduced guide price for sale by auction.

All above Subject to gaining the necessary consents.

Floor plan



EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.
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Auction Property Details Disclaimer

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Please refer to our website for further details.