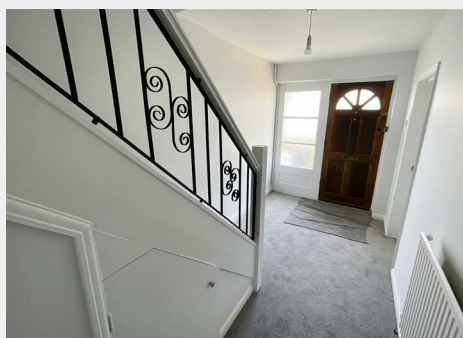
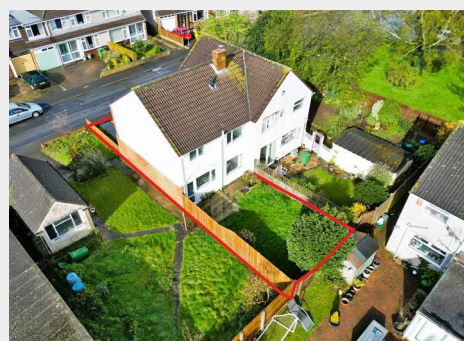


## 49, Crossman Avenue, Winterbourne, Bristol, BS36 1ED

Sold @ Auction £290,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH SEPTEMBER 2024
- VIDEO TOUR NOW ONLINE
- FREEHOLD SEMI DETACHED HOUSE
- VIEWINGS - REFER TO DETAILS
- SOLD @ SEPTEMBER ONLINE AUCTION
- 3 BEDS | GARDEN | 892 Sq Ft
- REDUCED - ORIGINALLY £400K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION - A Freehold 3 BED SEMI DETACHED HOUSE ( 892 Sq Ft ) with enclosed REAR GARDEN and PARKING | RECENTLY RENOVATED and REDUCED PRICE for auction.

# 49, Crossman Avenue, Winterbourne, Bristol, BS36 1ED

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

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

GUIDE PRICE £269,500  
SOLD @ £290,000

ADDRESS | 49 Crossman Avenue, Winterbourne, Bristol BS36 1ED

Lot Number 16  
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 Freehold semi detached 3 bedroom family home with accommodation ( 892 Sq Ft ) arranged over two floors with enclosed rear garden and off street parking.  
Sold with vacant possession.

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

### LOCATION

Winterbourne is located 8 miles outside of Bristol with local amenities including shops, a post office, coffee shop, salon, and pharmacy.  
Winterbourne is also surrounded by lots of great walks on the nearby Frome Valley Walkway whilst Yate railway station is 2 miles away with regular services into Bristol Temple Meads and motorway access is at Junction 16, M5 for Aztec West within 5 miles. Southmead Hospital can be reached within 8 miles and the area is well catered for in the way of schooling, with a number of Ofsted rated 'Good' and 'Excellent' schools within 1 mile.

### THE OPPORTUNITY

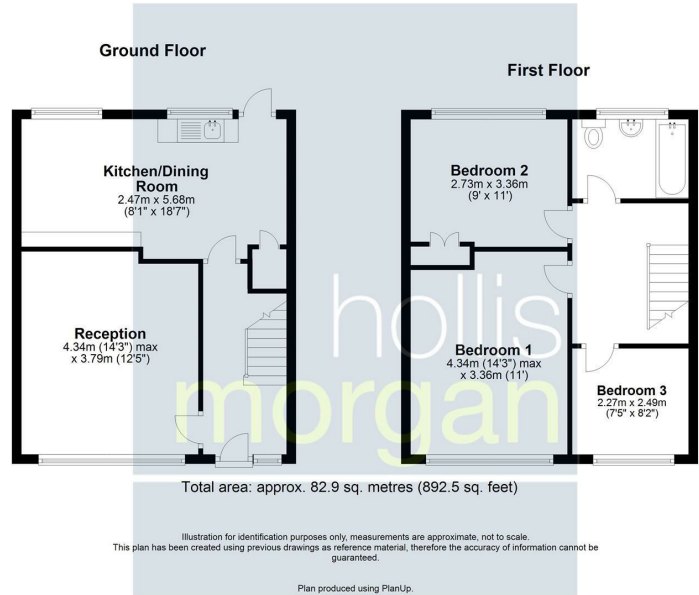
RENOVATED FAMILY HOME

The property has been recently renovated including new double glazed windows, kitchen, bathroom, carpets and a recently replaced boiler and will make a fine home or investment in this sought after location with garden and parking.

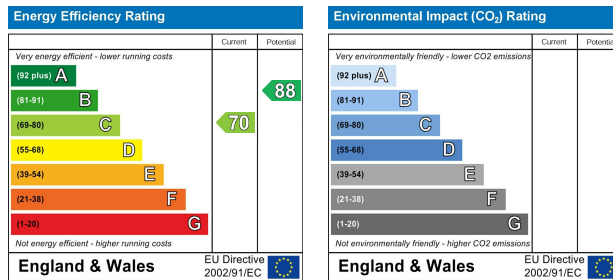
### REDUCED PRICE FOR AUCTION

The property was originally listed with local agents for £400,000 and most recently £338,000 is now offered with a reduced guide price for sale by auction.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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

## Auction Property Details Disclaimer

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Please refer to our website for further details.