

## 11 Gerrish Avenue, Staple Hill, Bristol, BS16 5PT

Sold @ Auction £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- WATCH VIDEO TOUR
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- REQUIRES UPDATING | VACANT
- CORNER PLOT | GARAGE | PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan - OCTOBER LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE ( 930 Sq Ft ) in need of UPDATING on a larger than average CORNER PLOT with GARAGE and PARKING.

# 11 Gerrish Avenue, Staple Hill, Bristol, BS16 5PT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £230,000 +++  
SOLD @ £250,000

ADDRESS | 11 Gerrish Avenue, Staple Hill, Bristol BS16 5PT

Lot Number 1

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 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"

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold semi detached house occupying a larger than average corner plot on the junction of Gerrish Avenue and Burley Crescent with a garage and parking located at the rear accessed via Burley Crescent but with gated access to the rear garden. The accommodation (930 Sq Ft) is arranged over two floors with semi open plan kitchen diner, reception room and 3 bedrooms plus family bathroom. Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - E

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | UPDATING

The property is now in need of updating but has scope for a fine home or investment in this sought after residential location.  
Please refer to independent rental appraisal.

### SCOPE TO EXTEND

There is potential to extend the property to the side and rear plus into the attic space.

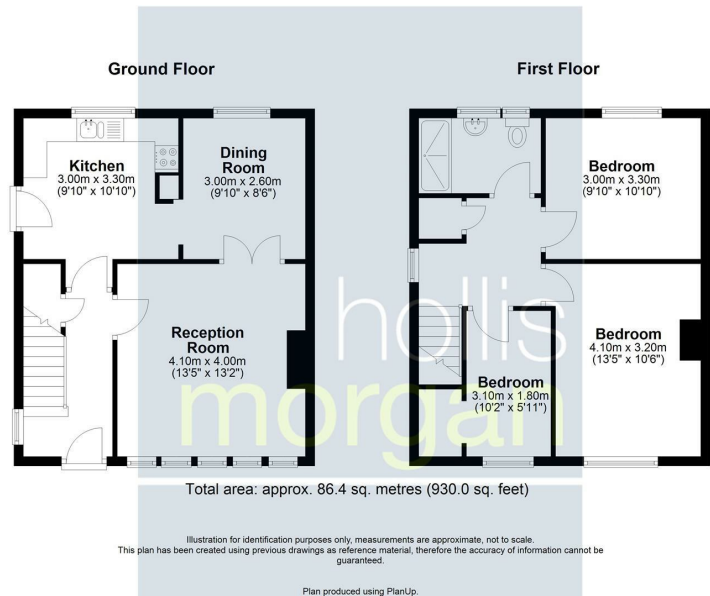
### HMO

The property has potential to convert into high yielding HMO style investment with scope, subject to extensions, for 5 - 6 letting rooms.

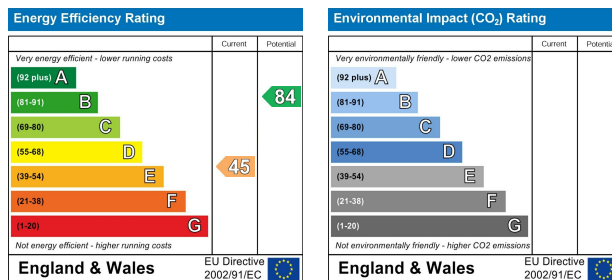
We understand no previous planning of either proposed scheme has been sought.

Subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street  
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Bristol  
BS8 4BT

**hollis  
morgan**

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## 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.