

## The Cottage, 2 Temple Street, Keynsham, Bristol, BS31 1EG

Sold @ Auction £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH DECEMBER 2024
- DOWNLOAD FREE LEGAL PACK
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- SOLD @ DECEMBER LIVE ONLINE AUCTION
- GRADE II LISTED COTTAGE
- 3 BED | 3 REC | GARDEN | PARKING
- REQUIRES UPDATING | HUGE POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold 3 REC | 3 BED COTTAGE ( 1468 Sq Ft ) in need of UPDATING with scope to EXTEND | PARKING and GARDEN

# The Cottage, 2 Temple Street, Keynsham, Bristol, BS31 1EG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ DECEMBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £250,000 +++  
SOLD @ £300,000

ADDRESS | The Cottage, 2, Temple Street Keynsham, Bristol, BS31 1EG

Lot Number 18

The Live Online Auction is on Wednesday 11th December 2024 @ 17:30  
Registration Deadline is on Monday 9th December 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 Grade II Listed cottage set back from the main High Street and approached via a private path with additional vehicular access and parking from Ashton Way at the rear of the property. The accommodation ( 1468 Sq Ft ) is arranged over two floors with 3 reception rooms and 3 bedrooms plus a large outbuilding in the garden to the rear.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - C (BANES)  
EPC - E

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

### THE OPPORTUNITY

COTTAGE FOR UPDATING

The property has been let for a number of years ( now vacant ) and requires updating but has scope for a quirky home or investment with 3 / 4 bedrooms, south west facing rear garden and off street parking with direct access onto the bustling Keynsham High Street.  
Please refer to independent rental appraisal.

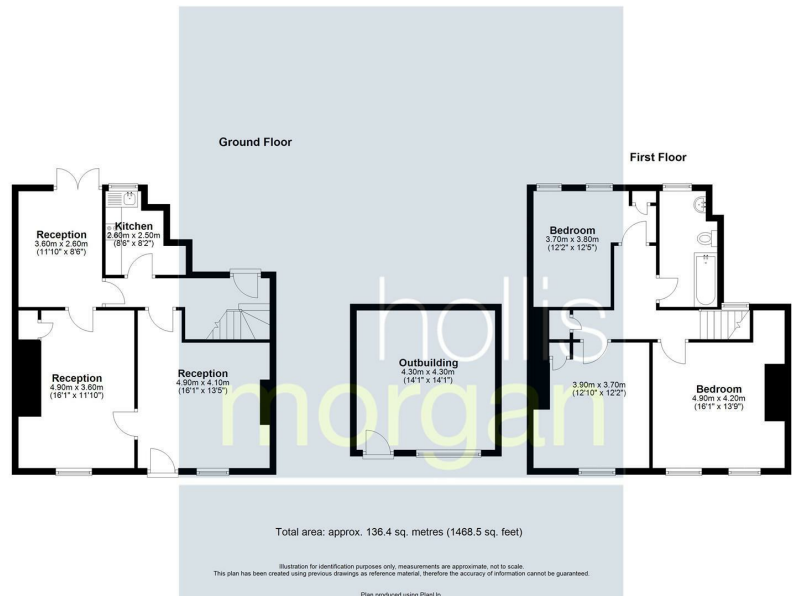
### SCOPE TO EXTEND | DEVELOP

There is scope to develop the large outbuilding and potential to incorporate it into the existing dwelling or as an annex / home office.  
Subject to gaining the necessary consents.

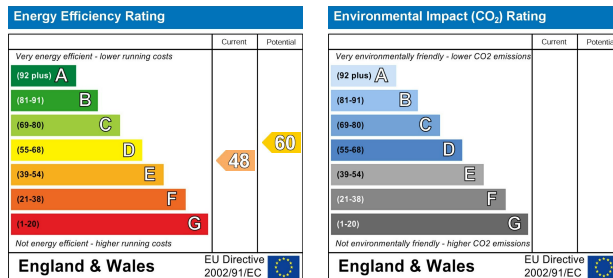
### LOCATION

Keynsham is popular market town with all the amenities of shops cafes and pubs of various styles and convenient bus and train links to the near by cities of Bath and Bristol. The town also has an award winning park a leisure centre with a competition size swimming pool, two golf clubs in its vicinity and a great scout club with extra curricular facilities and activities along with lovely local countryside to explore along the local river chew. There are two local secondary schools and a mix of primary available plus a 6th form college of repute and other schools accessible in Bath.

## 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.