

## 8 Ashcroft Road, Sea Mills, Bristol, BS9 2NE

Auction Guide Price +++ £135,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- NON STANDARD CONSTRUCTION
- TENANTED | BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE with GARDEN and PARKING | Non Standard Construction - CASH BUYERS ONLY

# 8 Ashcroft Road, Sea Mills, Bristol, BS9 2NE

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 8 Ashcroft Road, Sea Mills, Bristol BS9 2NE

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 2025 @ 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 house occupying an elevated plot with front, side and rear gardens providing tandem off street parking spaces. The accommodation ( 731 Sq Ft ) is arranged over two floors with reception, seperate kitchen and 3 bedrooms.  
There is a downstairs WC and a recently fitted wet room on the first floor.  
Sold subject to existing tenancy.

Tenure - Freehold  
Council Tax - A  
EPC - D

### THE OPPORTUNITY

NON STANDARD CONSTRUCTION | CASH BUYERS ONLY

The property is a non-standard construction ( presumed Parkinson ) and this will affect the ability to obtain lending and we suggest the lot is only suitable for cash buyers.  
Interested parties should note that once the property has been reinstated, and a PRC certificate issued then there is scope for it to be mortgageable.  
The property has been let for many years and would now benefit from basic updating.  
There is also scope to extend the property to both the side and rear subject to gaining the necessary consents.

TENANTED | SCOPE TO INCREASE RENT

The property is sold subject to the existing tenant who has been in situ for over 20 years and is paying lower than market rent of £733.84 pcm on a periodic tenancy.  
Please refer to independent rental appraisal

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

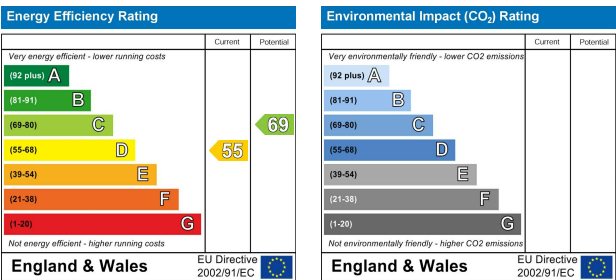
8, Ashcroft Road - £1500pcm - £1600pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## 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

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.