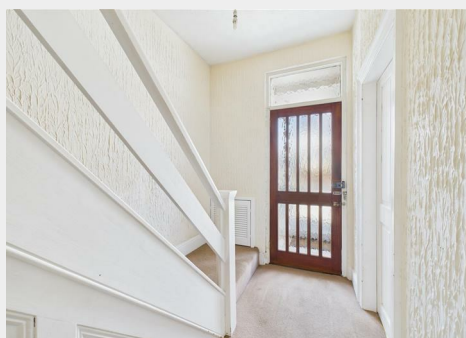


100 Church Road, Kingswood, Bristol, BS15 4BE

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- REQUIRES UPDATING
- PARKING | GARDEN | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD HOUSE (1045 Sq Ft) now in need of UPDATING with PARKING and REAR GARDEN.

100 Church Road, Kingswood, Bristol, BS15 4BE

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 100 Church Road, Kingswood Bristol BS15 4BE

Lot Number 4

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30
Registration Deadline is on Monday 16th June 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 detached period property with accommodation (1045 Sq Ft) arranged over two floors with two ground floor reception rooms and a large kitchen extension whilst on the upper floors are 3 bedrooms and a family bathroom. Outside - Off street parking at the front of the property and enclosed rear garden.
Sold with vacant possession.

Tenure - Freehold
Council Tax - Band D
EPC - E

THE OPPORTUNITY

DETACHED HOUSE | UPDATING

The property has been occupied by the same tenants for the previous 16 years (now vacant) and requires updating throughout but has scope for a fine family home or investment in this sought after location close to the High Street and Ring Road.
Please refer to independent rental appraisal.

LOCATION

Church Road is located just a few miles East of Bristol city centre, providing easy access to the city's shops, restaurants, and cultural attractions. The area has excellent transport links, with regular buses and easy access to the M4 and M5 motorways, making it an ideal location for commuters. The housing stock in Two Mile Hill is diverse, with a range of property types, including Victorian terraces, 1930s semis, and modern apartments, there are several parks and green spaces nearby, including the popular Kingswood Park. The area is served by several primary and secondary schools including the highly regarded Two Mile Hill Primary School. There are also plenty of amenities in the area, including supermarkets, shops, and restaurants.

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;

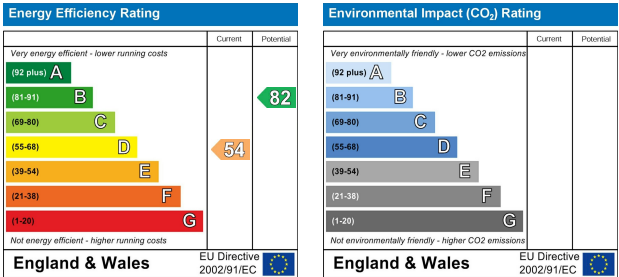
100, Church Road - £1500pcm - £1600pcm

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



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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www.hollismorgan.co.uk

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.