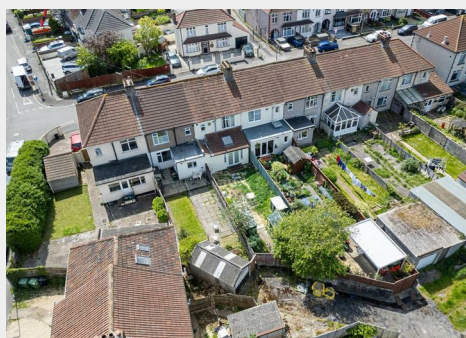


30 Ninth Avenue, Filton, Bristol, BS7 0QW

Auction Guide Price +++ £325,000



- 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 TERRACED HOUSE
- 5 BED HMO | VACANT POSSESSION
- REQUIRES BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold TERRACE HOUSE (989 Sq Ft) arranged as a LICENSED 5 BED HMO now in need of BASIC UPDATING with REAR GARDEN.

30 Ninth Avenue, Filton, Bristol, BS7 0QW

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 30 Ninth Avenue, Filton, Bristol BS7 0QW

Lot Number TBC

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 mid terraced 1930's property with accommodation (989 Sq Ft) arranged over two floors with enclosed rear garden. The property is arranged as a fully licensed HMO with two bedrooms, kitchen, shower room and reception on the ground floor plus 3 bedrooms and a bathroom on the first floor.
Sold with vacant possession upon completion.,

Tenure - Freehold
Council Tax - B
EPC - D

THE OPPORTUNITY

HMO INVESTMENT | £42k pa

The property is a fully licensed 5 bedroom HMO with scope for £700 pcm per room | £42,000 pa subject to basic updating.
Sold with vacant possession.

FAMILY HOME | BASIC UPDATING | EXTEND | ATTIC CONVERSION

The property has been successfully let for many years (now vacant) and would now benefit from basic updating with potential for both attic conversion and rear extensions to create a family home in this sought after enclave.

OFF STREET PARKING

Interested parties should note similar property have created off street parking spaces at the front of the property.
Subject to gaining the necessary consents.

LOCATION

Ninth Avenue is located within the popular suburb of Filton. Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away plus Bristol City Centre is approximately five miles away and Southmead Hospital is within walking distance. Large employers such as MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst Gloucester Road North has a regular bus service to the City Centre.

SOLICITORS & COMPLETION

Solicitor Contact TBC

EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

IMPORTANT AUCTION INFORMATION



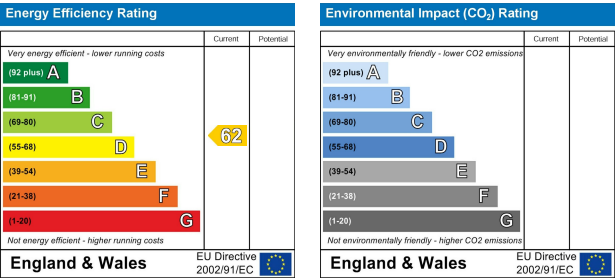
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Floor plan



EPC Chart



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.