

## Flat 8 The Old Post Office, 786 Fishponds Road, Fishponds, Auction Guide Price +++ £120,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- DOWNLOAD FREE LEGAL PACK
- WEDNESDAY 23RD JULY 2025
- VIEWINGS - REFER TO DETAILS
- JULY LIVE ONLINE AUCTION
- LEASEHOLD TOP FLOOR FLAT
- 2 BEDS | BASIC UPDATING
- CASH BUYERS ONLY
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Leasehold TOP FLOOR 2 BED FLAT ( 555 Sq Ft ) now requires BASIC UPDATING | CASH BUYERS ONLY | Reduced - was £180k

# Flat 8 The Old Post Office, 786 Fishponds Road, Fishponds, Bristol, BS16 3TT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Flat 8 The Old Post Office, 786, Fishponds Road Fishponds, Bristol, BS16 3TT

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 leasehold top floor flat with spacious accommodation ( 555 Sq Ft ) comprising open plan kitchen / diner / living space with two bedrooms and bathroom.  
Sold with vacant possession.

Tenure - Leasehold | 999 years from 1st January 2004  
Council Tax - B  
EPC - E  
Management Fees - TBC

### THE OPPORTUNITY

FLAT | BASIC UPDATING

The flat now requires basic updating but has scope for a fine home or investment in this sought after location right on the High Street.  
Please refer to independent rental appraisal.

CASH BUYERS | REDUCED PRICE FOR AUCTION

The property was previously listed with respected local agents for £180,000 and is now offered with a reduced guide price for sale by Live Online Auction. Please note that previously sales have fallen through due to issues in obtaining a mortgage due to the ground floor of the building being occupied as a public house / bar.  
Please contact your broker for further information.

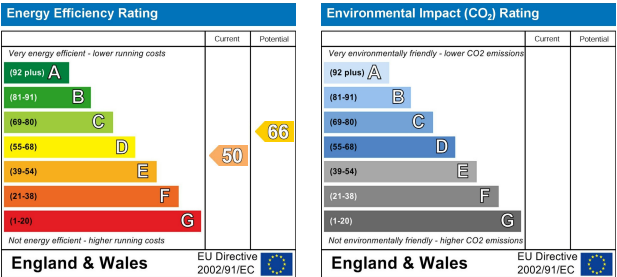
### LOCATION

Fishponds is a popular and thriving neighbourhood located in the eastern outskirts of Bristol, offering a diverse range of housing options to suit all types of buyers. With a mix of period properties and modern developments, Fishponds has a unique character and charm that appeals to many. The area is well-known for its strong community spirit, with plenty of local events and activities throughout the year. The bustling High Street is a major draw, with an array of independent shops, cafes, and restaurants offering an eclectic mix of cuisines and cultures. From artisan bakeries and coffee shops to vintage clothing stores and gift shops, Fishponds has something for everyone. For those who require easy access to the city center, Fishponds is well-connected, with regular buses and a nearby train station providing excellent transport links. It's also just a short distance from the University of the West of England (UWE), making it a popular choice for students. Families with children will appreciate the range of good schools in the area, including Fishponds Church of England Academy and Bristol Metropolitan Academy. For those who enjoy spending time outdoors, Fishponds also has several green spaces, including Fishponds Park.

## Floor plan



## EPC Chart



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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.