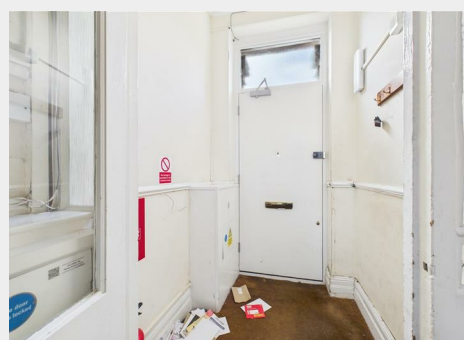


## 10 Cranbrook Road, Redland, Bristol, BS6 7BN

Auction Guide Price +++ £565,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- FAMILY HOME | UPDATING
- FORMER 7 BED SUPPORTED LIVING | HMO stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold DETACHED PERIOD HOUSE ( 1711 Sq Ft ) now in need of UPDATING with scope for HMO or 5 BED FAMILY HOME stc

# 10 Cranbrook Road, Redland, Bristol, BS6 7BN

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 10 Cranbrook Road, Redland, Bristol BS6 7BN

Lot Number TBC

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon

Registration Deadline is on Friday 5th December 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose 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 side access to the enclosed rear garden located at the Gloucester Road end of popular Cranbrook Road. The accommodation ( 1711 Sq Ft ) is arranged over 3 floors having most recently been used as supported accommodation with 7 independent rooms and communal kitchen and bathroom ( now vacant ) but with flexible accommodation and scope to convert back into a family home. There is a basement area accessed via the rear of the garden. Sold with vacant possession.

Tenure - Freehold  
Council Tax - F  
EPC - E

### THE OPPORTUNITY

FAMILY HOME | UPDATING

The property had been let for a number of years and now requires updating but offers scope for a charming 3 Reception | 5 Bedroom family home with generous rear garden and side access in this sought after residential area.

SCOPE TO EXTEND | BASEMENT

There is potential to extend the property to the rear and convert the basement area.

OFF STREET PARKING

There is scope to create off street parking at the front of the property.

7 BEDS | HMO

We understand the property was previously leased to a company and let as supported accommodation, housing 7 adults from April 2020 to March 2025.

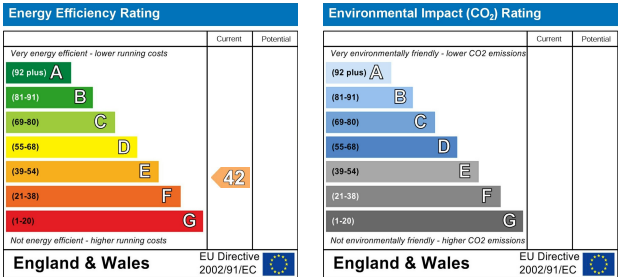
There may be scope for an HMO license given the historic usage. Interested parties to make their own investigation

NB - All above subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

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Please refer to our website for further details.