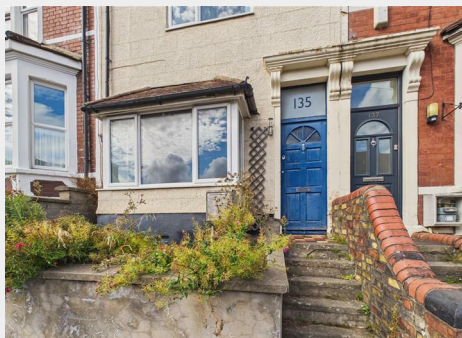


135 Cotswold Road, Windmill Hill, Bristol, BS3 4PH

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- EX RENTAL | COSMETIC UPDATING
- SOUTH FACING TERRACED GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold 2 BED PERIOD HOUSE (929 Sq Ft) with SOUTH FACING GARDEN | Ex Rental for COSMETIC UPDATING and lots of POTENTIAL.

135 Cotswold Road, Windmill Hill, Bristol, BS3 4PH

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 135 Cotswold Road, Windmill Hill, Bristol BS3 4PH

Lot Number 18

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 2026 @ 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 period terraced house occupying an elevated position in hugely popular Windmill Hill. The property is approached via steps in the front garden with accommodation (929 Sq Ft) arranged over two floors comprising a double reception space plus a kitchen diner at the rear with two bedrooms and a large bathroom on the first floor. To the rear is an enclosed south facing terraced garden.
Sold with vacant possession.

Tenure - Freehold
Council Tax - B
EPC - D

THE OPPORTUNITY

EX RENTAL | COSMETIC UPDATING

The property has been let for many years and is now vacant with scope for cosmetic updating to suit both owner occupiers and investors looking for a Bright and airy 2 bedroom home with garden.
There is a large bathroom which could be used as another bedroom with the bathroom moved into a section of the current bedroom 2 - please ask Hollis Morgan at the viewing for further advice.
Please refer to the independent rental appraisal.

ATTIC CONVERSION

Interested parties will note similar properties have large attic conversions to create bedroom 3.

*All above subject to gaining the necessary consents.

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;

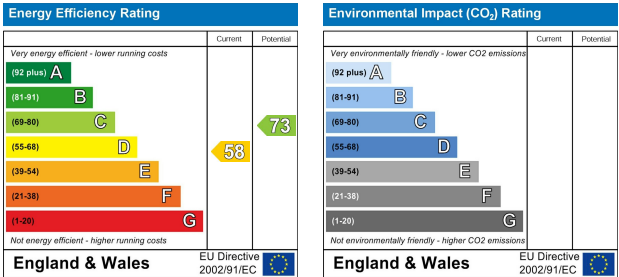
135, Cotswold Road - £1750pcm - £1850pcm

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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Email: post@hollismorgan.co.uk

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.