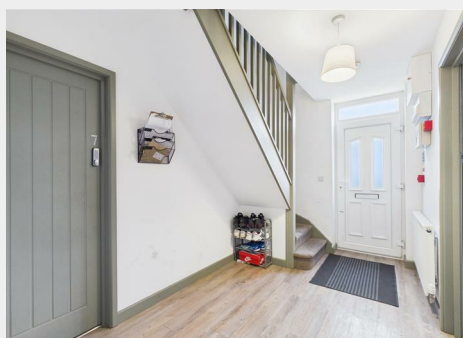


## 52 Gayner Road, Horfield, Bristol, BS7 0SW

Auction Guide Price +++ £650,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- APRIL LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 8 BEDROOM HMO | GARDEN | PARKING
- FULLY LET - £76,800 PA
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION - A Freehold 8 BED | 4 BATH HMO ( 1486 Sq Ft ) Fully LET producing £76,800 pa INCOME | Parking and Garden | REDUCED - was £775k

# 52 Gayner Road, Horfield, Bristol, BS7 0SW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 52, Gayner Road Horfield, Bristol, BS7 0SW

Lot Number 27

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th April 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 semi detached 8 Bedroom | 4 Bathroom fully licensed HMO with stylish accommodation ( 1486 Sq Ft ) including a semi open plan kitchen / diner living space opening onto the garden arranged over 3 floors occupying a generous plot with off street parking to the front and enclosed rear garden. Sold subject to existing tenancy.

Tenure - Freehold  
Council Tax - C  
EPC - C

### THE OPPORTUNITY

HIGH-YIELDING HMO INVESTMENT | £76,800 pa

The property is sold subject to the existing single AST tenancy generating £6,400 pcm | £76,800 pa \*Bills Excluded

### AST CONTRACT TERMS

Initial Fixed Term: 36 Months  
Start Date: 17th of October 2025  
Rent: £6,400.00 per month  
Please refer to online legal pack.

### REDUCED PRICE FOR AUCTION

The property was previously listed with respected local residential agents with an asking price of £775,000 and now has a reduced guide price for sale by auction

### LOCATION

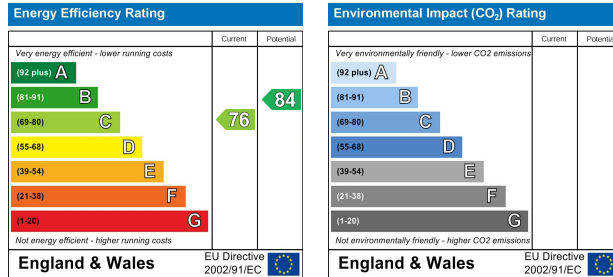
The property is located just off the Gloucester Road North is located within the popular suburb of Horfield. Local amenities and services including convenience stores, pubs, cafes are all within close proximity. The University of The West of England is less than two miles away plus Bristol City Centre 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.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.