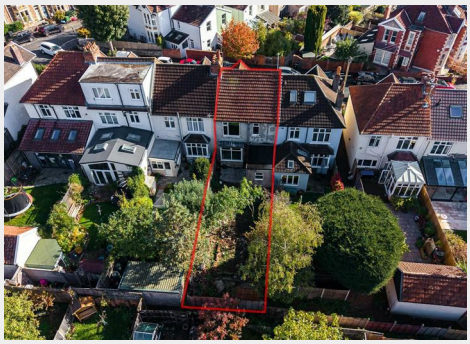
# 47 Churchways Crescent, Horfield, Bristol, BS7 8SW

## Auction Guide Price +++ £325,000















- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD FAMILY HOME
- 3 BED HOUSE FOR MODERNISATON
- LARGE GARDEN | WAS £440K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – Freehold 3 BED HOUSE ( 1077 Sq Ft ) in need of MODERNISATION | Scope to EXTEND + ATTIC CONVERSION plus LARGE GARDEN | REDUCED was £440k

# 47 Churchways Crescent, Horfield, Bristol, BS7 8SW

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**
ADDRESS | 47 Churchways Crescent, Horfield, Bristol BS7 8SW

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 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 mid terraced 1920's family home with bright and airy accommodation ( 1077 Sq Ft ) arranged over 2 floors, comprising two reception rooms plus a kitchen diner at the rear and 3 bedrooms and a family bathroom upstairs. To the rear is a large garden with additional access via a lane.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - D

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

**THE OPPORTUNITY**
FAMILY HOME | MODERNISATION

The property has been a much loved family home but now requires modernisation with scope for a fine home or investment in this sought after spot close to Gloucester Road.
Please refer to independent rental appraisal.

EXTEND | ATTIC CONVERSION

Interested parties will note that similar properties have a large ground floor rear extension to create an open plan ktichen diner plus converted attics for additional bedrooms.

REDUCED PRICE FOR AUCTION

The property was previously listed with a guide of £440,000 and now has a reduced guide price for sale by live online auction.

GARAGE

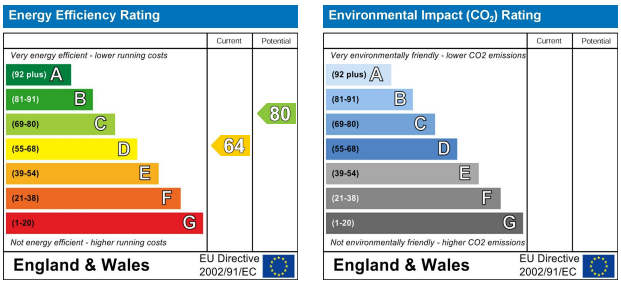
The property has rear vehicular access via a lane at the end of the garden.
The approach is tight and not suited to any large vehicles.
There is the hard standing of a garage that has been demolished.
Potential to rebuild the garage or similar structure.

*All subject to gaining the necessary consents.

## Floor plan




## EPC Chart





hollis morgan

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## Auction Property Details Disclaimer

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