

1 Charlton Park, Keynsham, Bristol, BS31 2NA

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- REQUIRES UPDATING
- SCOPE TO EXTEND | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE (1007 Sq Ft) now requiring UPDATING with scope to EXTEND and ATTIC CONVERSION stc

1 Charlton Park, Keynsham, Bristol, BS31 2NA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Charlton Park, Keynsham, Bristol BS31 2NA

Lot Number 2

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00

Noon

Registration Deadline is on Friday 6th February 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"

PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

A Freehold semi detached house occupying a generous plot with rear garden and detached garage. The property has accommodation (1007 Sq Ft) arranged over two floors with 2 reception rooms, kitchen and WC plus 3 bedrooms and a bathroom upstairs.

Sold with vacant possession

Tenure - Freehold

Council Tax - D

EPC - E

THE OPPORTUNITY

SEMI DETACHED | UPDATING

The property now requires updating but has scope for a fine family home or investment in this most sought after of location just moments from the town centre.

Please refer to independent rental appraisals.

EXTEND REAR ELEVATION | ATTIC CONVERSION

Interested parties will note the various options to extend on the rear elevation to create a large open plan kitchen diner opening onto the enclosed rear garden.

There is scope to convert the attic for additional bedrooms.

All 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;

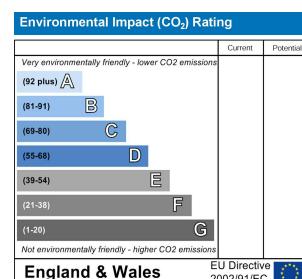
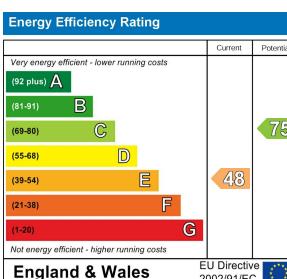
1 Charlton Park - £1400pcm- £1500pcm

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

**hollis
morgan**

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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.

estate agents | auctioneers