

## 27 Leda Avenue, Hengrove, Bristol, BS14 9DG

Auction Guide Price +++ £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- REQUIRES BASIC UPDATING
- GARDEN | GARAGE | ANNEXE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED HOUSE ( 1235 Sq Ft ) with GARDEN and GARAGE plus ANNEX | Requires BASIC UPDATING | Quiet CUL DE SAC location.

# 27 Leda Avenue, Hengrove, Bristol, BS14 9DG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 27 Leda Avenue, Hengrove, Bristol BS14 9DG

Lot Number 22

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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 family home located on a sought after and quiet cul de sac location with front and rear gardens plus side access. The accommodation ( 1235 Sq Ft ) is arranged over 2 floors with the ground floors comprising a traditional layout of 2 reception rooms ( which have been combined ) and a separate kitchen whilst upstairs are 3 bedrooms and a separate bathroom and WC. At the rear of the property on the ground floor is a large extension that is arranged as a self-contained annexe with bathroom and bedroom plus a utility room that could be a kitchen. There is a detached garage in the rear garden with vehicular access from the lane to the side of the property. Sold with vacant possession.

Tenure - Freehold  
Council Tax - C  
EPC - D

### THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has been a much loved home for many years and now requires basic updating and scope for a fine home or investment. Please refer to the independent rental appraisal.

### ANNEX | ATTIC CONVERSION

There is potential to convert the attic space and scope to rearrange the layout of the existing extension to suit individual needs.

### PARKING | GARAGE

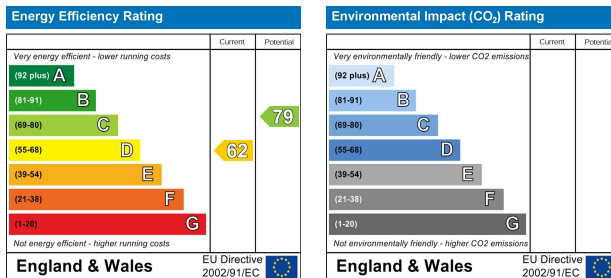
Scope for off street parking in the front garden and to rebuild the garage in the rear garden into a larger unit or another annex / workshop.

\*All subject to gaining the necessary consents.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.