



48 DOUGLAS ROAD, BRISTOL, BS7 0JD



# 48 DOUGLAS ROAD

## BRISTOL BS7 0JD

- For sale by Public Auction on Thursday 30th July 2026 at Leigh Court, Pill Road, Abbots Leigh, BS8 3RA and online at 7.00pm.
- Private, enclosed rear garden enjoying a south-facing aspect
- Three-bedroom freehold mid-terraced house extending to approximately 943 sq ft of accommodation
- Generous accommodation arranged over two well-proportioned floors
- Well-positioned in the popular Horfield area, close to Gloucester Road and local amenities

A three-bedroom mid-terraced freehold house offered for sale by public auction, presenting a prime refurbishment opportunity.

Arranged over two floors and extending to approximately 943 sq. ft., the property requires modernisation throughout, making it an ideal prospect for investors, developers, or buyers looking to create a home to their own specification. The accommodation benefits from bay windows, adding character and natural light, along with a private and enclosed rear garden enjoying an approximately south-facing aspect.

The property is offered with vacant possession and a 20-working day completion, providing an excellent opportunity for those seeking a timely purchase.

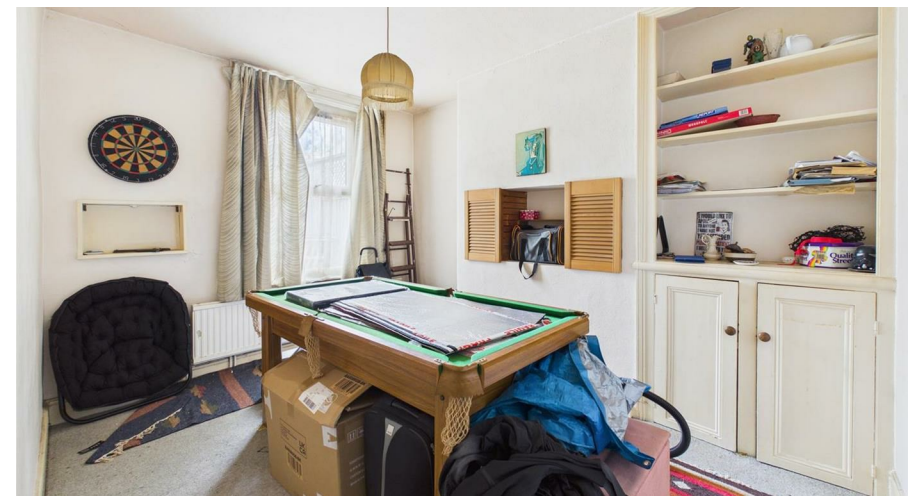
Located in the popular Horfield area, the property is within easy reach of Horfield Common, Horfield Leisure Centre, and the vibrant Gloucester Road, known for its excellent range of shops, cafes, and amenities, along with convenient access to transport links.

EPC Rating: D63 | Council Tax Band: C

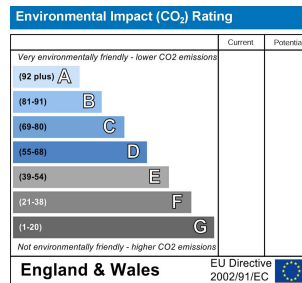
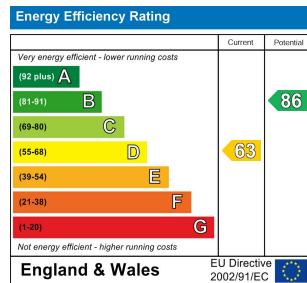
#### Auction Details:

- Venue: Leigh Court, Pill Road, Abbots Leigh, Bristol, BS8 3RA
- Date: Thursday 30th July 2026
- Start Time: 7:00pm
- Bidding Options: In room, online, proxy, telephone

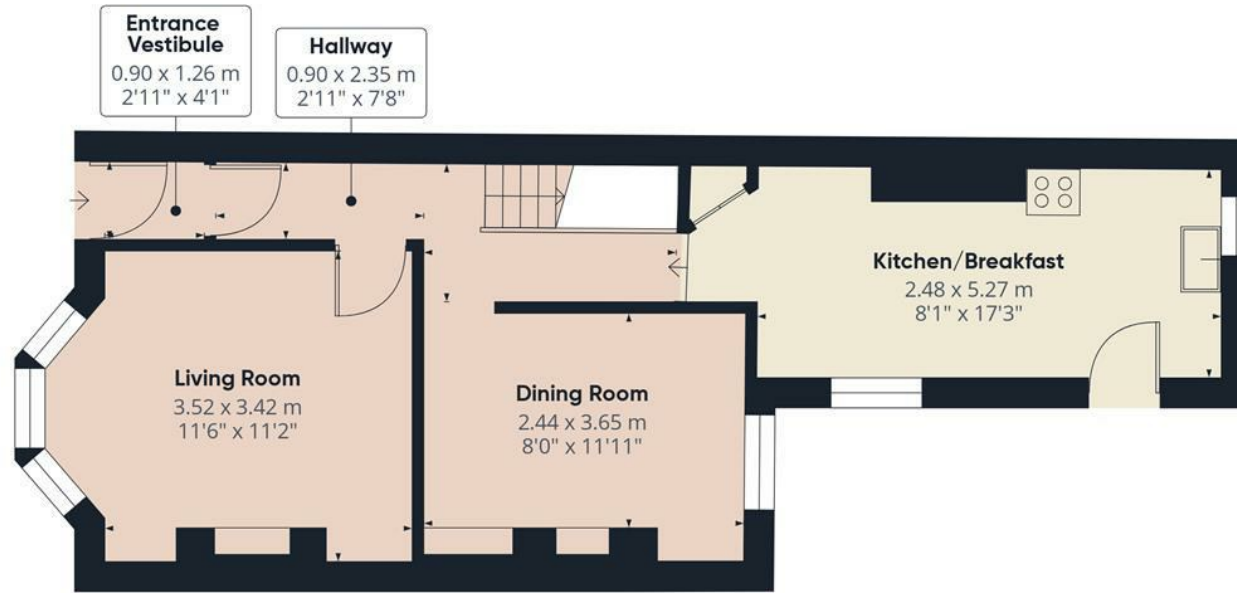
\*Guides are provided as an indication of each seller's minimum expectation; they are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.



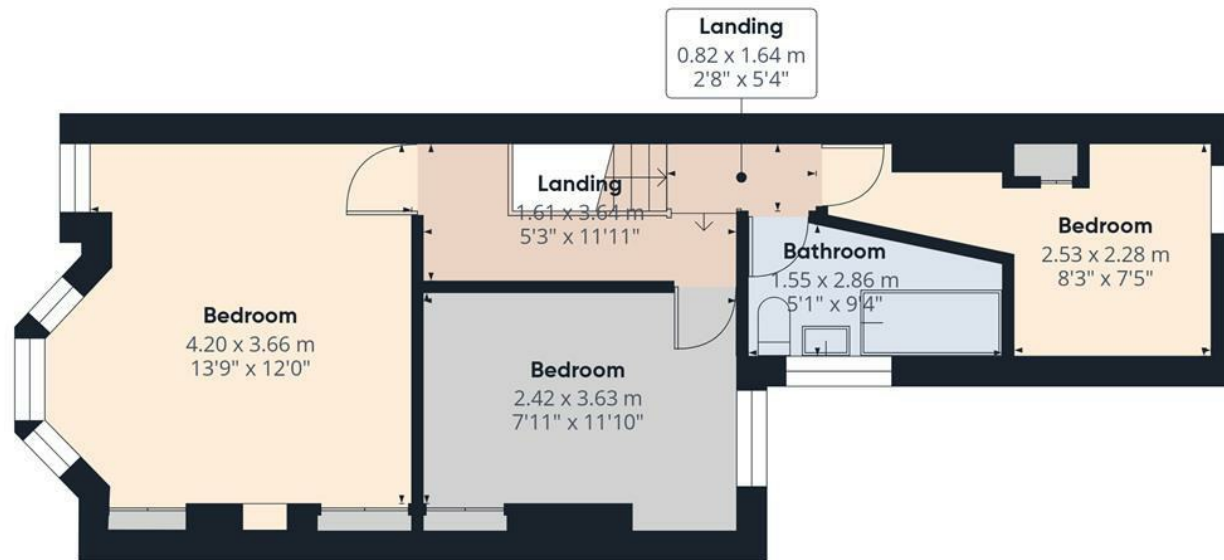








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

87.8 m<sup>2</sup>

943 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# GOODMAN & LILLEY

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
[henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
[shire@goodmanlilley.co.uk](mailto:shire@goodmanlilley.co.uk)

0117 213 0333

## LETTINGS

[lettings@goodmanlilley.co.uk](mailto:lettings@goodmanlilley.co.uk)

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
[LNH@goodmanlilley.co.uk](mailto:LNH@goodmanlilley.co.uk)

0117 213 0151

## CLEVEDON

28 Hill Road  
Clevedon, BS21 7PH  
[clevedon@goodmanlilley.co.uk](mailto:clevedon@goodmanlilley.co.uk)

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla

[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)