

27 Leda Avenue, Hengrove, Bristol, BS14 9DG

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- REQUIRES BASIC UPDATING
- GARDEN | GARAGE | ANNEXE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER 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.

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Accommodation

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.

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;

27, Leda Avenue - £1700pcm - £1800pcm

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.

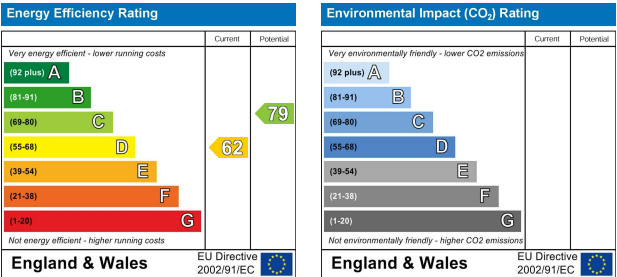
LOCATION

The property is located in Hengrove, a quiet and popular area with a wide range of local amenities including Hengrove Leisure Centre and Imperial Retail Park. A vast array of open green spaces and well respected schools are nearby. This location also provides excellent access to Bristol city centre, making it ideal for commuters, with convenient transport links via Parson Street and Temple Meads Train Stations, the M32, M5, and M4.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.