

## 34 Novers Crescent, Knowle, Bristol, BS4 1RB

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD 1950's HOUSE
- LARGE REAR GARDEN | OFF STREET PARKING
- GROUND FLOORS REQUIRES UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION - A Freehold END OF TERRACE 3 BED HOUSE ( 874 Sq Ft ) with LARGE GARDEN | BASIC UPDATING required on the ground floor accommodation.

# 34 Novers Crescent, Knowle, Bristol, BS4 1RB

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 34 Novers Crescent, Knowle, Bristol BS4 1RB

Lot Number 5

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 end of terrace 1950's property occupying an elevated position on this quiet residential crescent.

Three bedroom accommodation ( 874 Sq Ft ) arranged over two floors with large enclosed rear garden ( with side access ) and off street parking to the front for up to 4 vehicles.

Recent works include new windows and doors, updated upstairs bathroom suite and a new roof in 2017  
Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

GROUND FLOOR | UPDATING

The ground floor of the property now requires basic updating but offers scope for a fine home or investment in this sought after location once the works are completed.

### SIDE & REAR EXTENSION

There is scope for a large rear extension to the rear and side of the property subject to gaining any necessary consents.

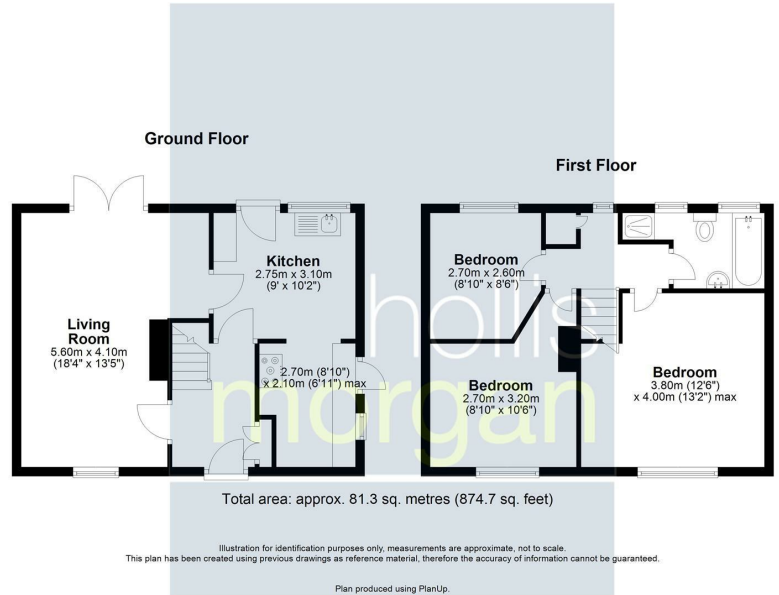
HMO

Interested parties should note the potential to extend and create a high density HMO style investment property subject to gaining any necessary consents.

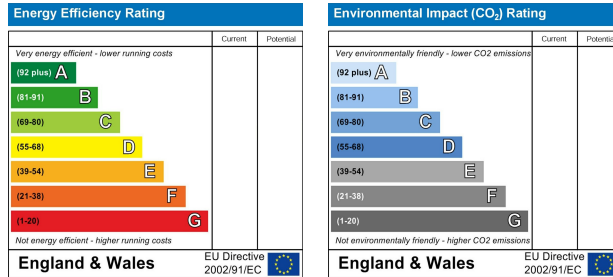
### LOCATION

Novers crescent is located on the outskirts of Knowle conveniently located close to local amenities, shops and schools. with parson street train station and the new M1 Bus route close by and only 1.5 miles to the popular Southville and North Street.

## Floor plan



## EPC Chart



9 Waterloo Street

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## 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.