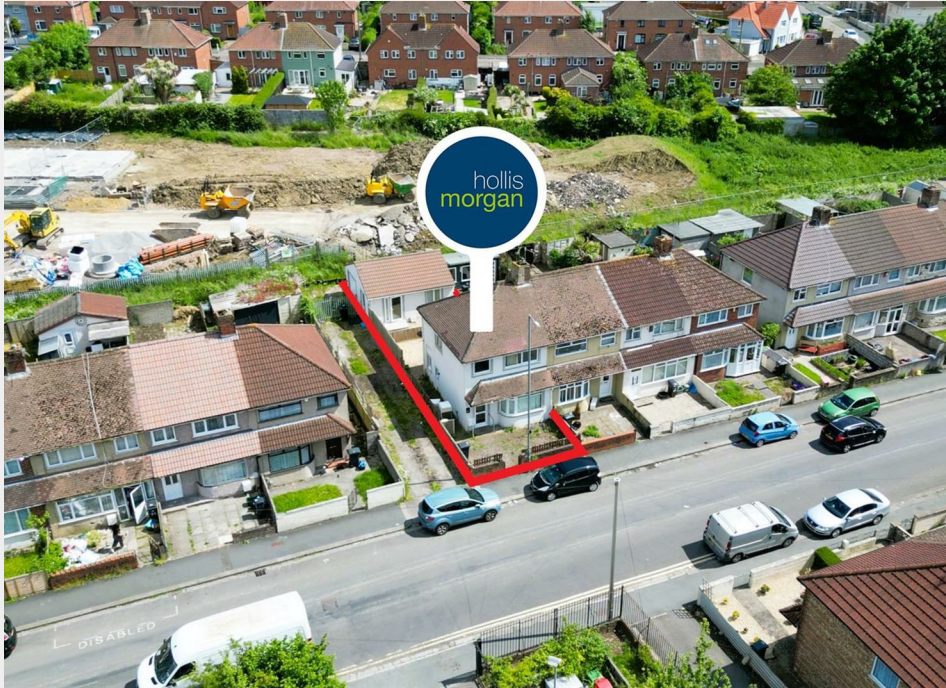


89 Leinster Avenue, Knowle, Bristol, BS4 1NN

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 24TH JULY 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 3 BED HOUSE WITH GARDEN
- DETACHED ANNEX / HOME OFFICE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE with OFF STREET PARKING plus a DETACHED ANNEX | HOME OFFICE in the rear garden (1101 Sq Ft)

89 Leinster Avenue, Knowle, Bristol, BS4 1NN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 89 Leinster Avenue, Knowle, Bristol BS4 1NN

Lot Number 8

The Live Online Auction is on Wednesday 24th July 2024 @ 17:30
Registration Deadline is on Monday 22nd July 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”

JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

THE PROPERTY

A Freehold semi detached 3 bedroom family home with accommodation (1101 Sq Ft) arranged over two floors with rear garden.
In addition there is a detached 2 annex / home office in the rear garden.
Sold with vacant possession.

Ground Floor - Entrance Hall | Lounge | Kitchen / Dining Room
First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom
Annex - Open plan Kitchen / Living Space | Bedroom 1 | Bathroom

Tenure - Freehold

Council Tax - B

EPC - D

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

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The property has been a successful rental investment for many years and will be offered with vacant possession.

There is scope for some basic cosmetic updating but in essence is ready to be placed immediately onto the rental market in this hugely sought after location.

Please refer to independent rental appraisal for information on potential income.

FAMILY HOME | SCOPE TO EXTEND | ATTIC CONVERSION

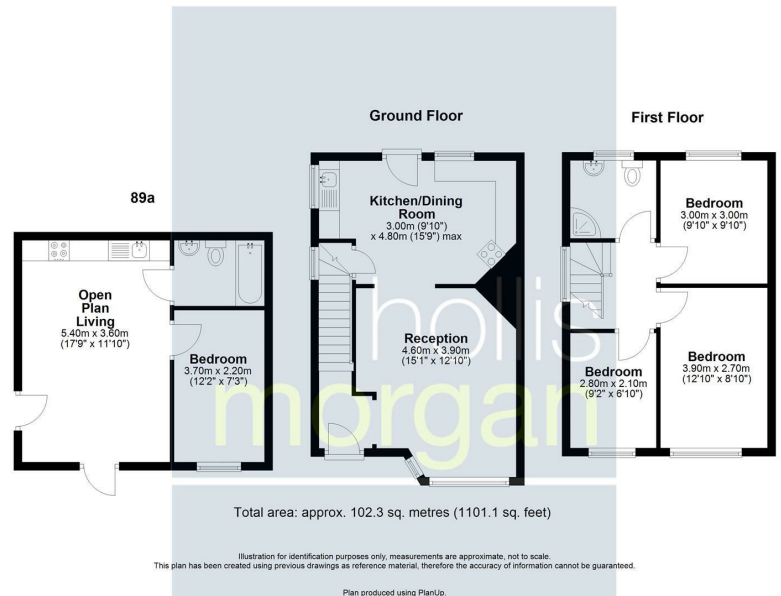
The property has scope for fine family home with potential to extend to both the rear or into the attic space.

Subject to gaining the necessary consents.

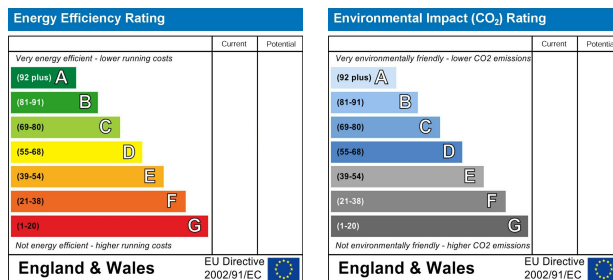
OFF STREET PARKING

The large front driveway has scope for multiple off street parking spaces.
Subject to gaining the necessary consents.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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.