

# 1 Clonmel Road, Knowle, Bristol, BS4 1PW

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 | GARDEN | PARKING
- VACANT | SCOPE TO EXTEND stc
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE \* 830 Sq Ft ) with PARKING and GARDEN plus scope to EXTEND stc.

# 1 Clonmel Road, Knowle, Bristol, BS4 1PW

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 1 Clonmel Road, Knowle, Bristol BS4 1PW

Lot Number 10

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 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”

### JOINT AGENTS | BURSTON COOK

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

### THE PROPERTY

A Freehold semi detached family home occupying an elevated position on a corner plot with accommodation ( 830 Sq Ft ) arranged over two floors providing 3 bedrooms plus side and rear garden with off street parking. Sold with vacant possession.

Ground Floor - Reception | Kitchen / Diner | WC  
First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | 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 side and rear or into the attic space.

Subject to gaining the necessary consents.

### LOCATION

Knowle and the surrounding BS4 postcode is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought after location for young professionals and families alike. Knowle has excellent transport links, with easy access to the city centre with a nearby train station in Bedminster, providing regular services to Bristol Temple Meads. Nearby Wells Road is the heart of BS4 and offers a fantastic range of independent shops, cafes, and restaurants, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Knowle is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

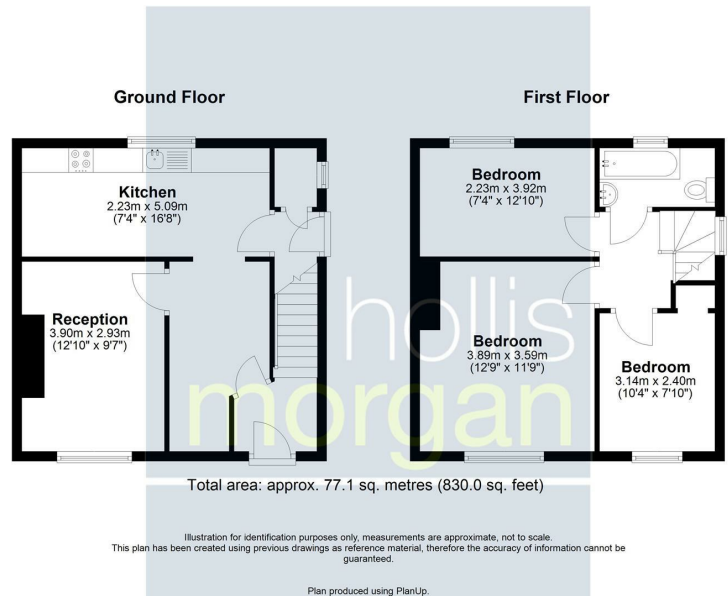
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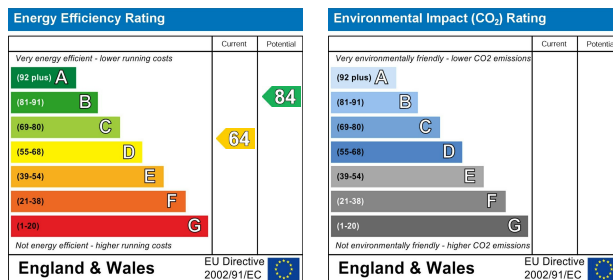
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## Floor plan



## EPC Chart



## 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.