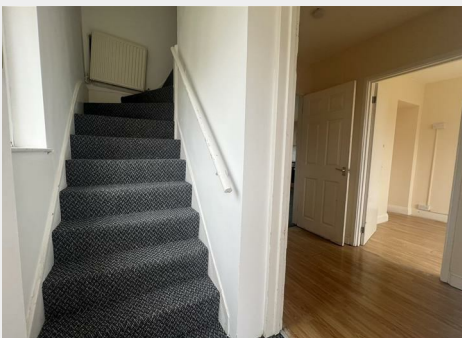


## 91 Exmouth Road, Knowle, Bristol, BS4 1BD

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 BEDS | OFF STREET PARKING
- SEMI DETACHED ANNEX / HOME OFFICE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE ( 1121 Sq Ft ) with OFF STREET PARKING plus ANNEX | HOME OFFICE

# 91 Exmouth Road, Knowle, Bristol, BS4 1BD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 91 Exmouth Road, Knowle, Bristol BS4 1BD

Lot Number 26

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 ( 1121 Sq Ft ) arranged over two floors with off street parking and gardens  
In addition there is a semi detached annex / home office to the side of the property.

Sold with vacant possession.

Ground Floor - Entrance Hall | Lounge | Kitchen / Dining Room | Bathroom

First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3

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

THE OPPORTUNITY

### RESIDENTIAL INVESTMENT

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

The property is currently undergoing cosmetic updating and redecorating and will be immediately ready for the rental market in this hugely sought after location.

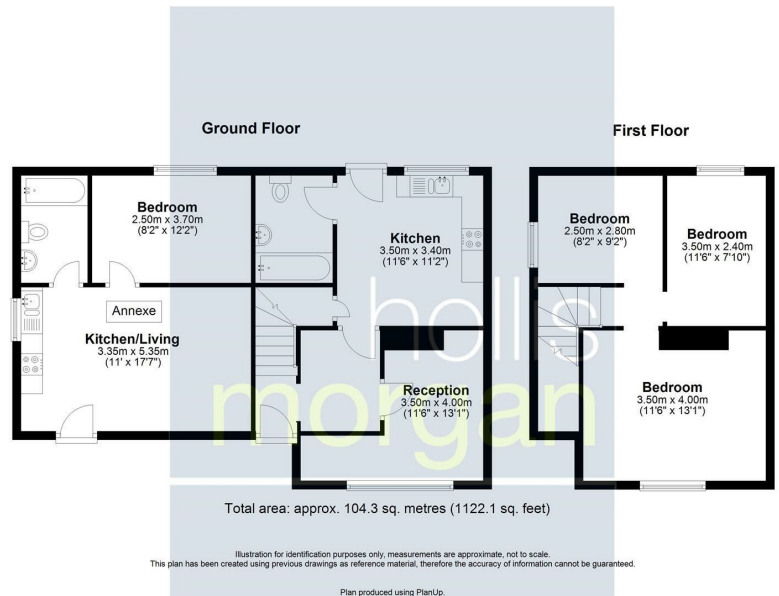
Please refer to independent rental appraisal for information on potential income.

### FAMILY HOME | SCOPE TO EXTEND | ATTIC CONVERSION

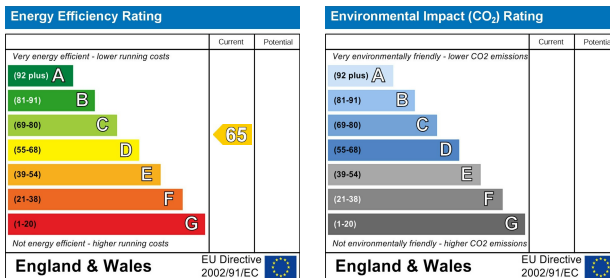
The property has scope for fine family home with potential to extend to both the rear or into the attic space.

Subject to gaining the necessary consents.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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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.