



Connells

Queens Road
Knowle Bristol



Property Description

Set on one of Knowle's most established residential roads, this three-bedroom semi-detached home offers a rare opportunity for buyers seeking a full renovation project with genuine long-term potential. The property sits on a generous plot with an unusually deep rear garden, tiered levels, and scope for landscaping, extensions, or reconfiguration (subject to planning). Internally, the house requires comprehensive refurbishment throughout, but the footprint is strong: two well-proportioned reception rooms, a separate kitchen, a ground-floor shower room, and three good-sized bedrooms upstairs, plus a family bathroom.

The rear garden is a standout feature — wide, long, and already partially terraced, it provides an excellent foundation for creating a substantial outdoor space. The front offers further potential for landscaping or off-street parking (subject to consents). The house itself retains the classic bay-fronted façade typical of the area, giving it strong kerb appeal once restored.

Queens Road places you within easy reach of Knowle's independent shops, cafés and amenities, with Redcatch Park, Broad Walk, and transport links all close by. For buyers looking to add value, create a family home, or take on a project with clear upside, this property represents a compelling opportunity in a sought-after BS4 location.

Disclaimer: This property was previously banded A for council tax, but this is likely to change.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method

requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

11' 6" max x 10' 9" max (3.51m max x 3.28m max)

Front reception with bay window and strong natural light. A versatile space ideal as a main lounge.

Living Room

14' 5" max x 10' 11" max (4.39m max x 3.33m max)

Generous rear reception overlooking the garden. Suitable for a dining room, second lounge, or family space.

Kitchen

9' 3" x 6' 3" (2.82m x 1.91m)

Separate kitchen with window to the rear, and access to the ground-floor shower room.

Shower Room

Ground-floor shower room with space for shower enclosure, WC and wash hand basin.

Landing

Bedroom One

13' 5" max x 10' 11" max (4.09m max x 3.33m max)

Large front double with bay window and strong proportioned.

Bedroom Two

12' 11" max x 10' 9" max (3.94m max x 3.28m max)

Rear double bedroom overlooking the garden.

Bedroom Three

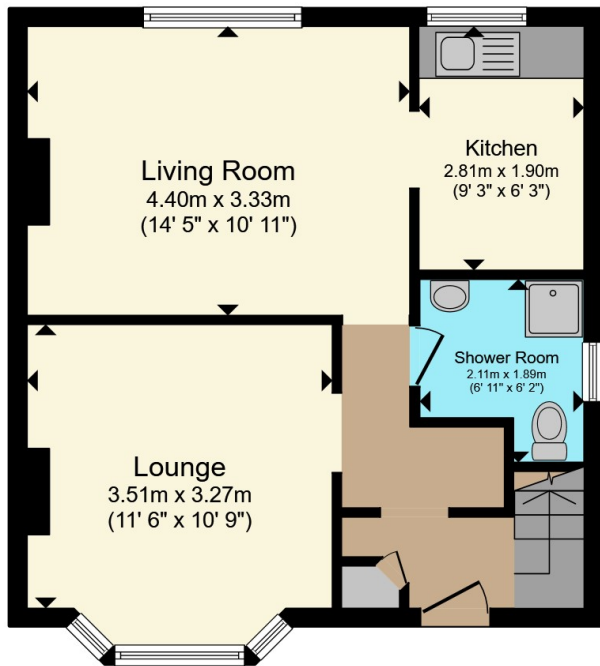
10' 11" x 7' 9" (3.33m x 2.36m)

Well-sized third bedroom ideal as a home office, nursery or guest room.

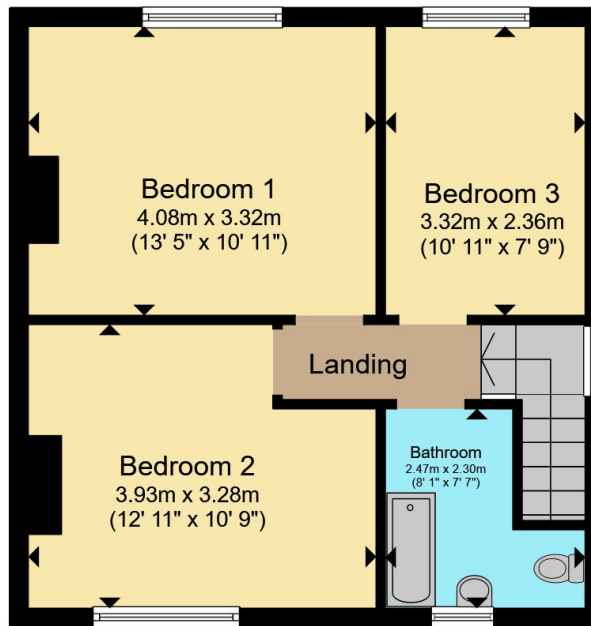
Bathroom

First-floor bathroom with space for a bath, wash hand basin and WC.





Ground Floor



First Floor

Total floor area 86.6 m² (932 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D Council Tax
Band: A

view this property online connells.co.uk/Property/BMR312233

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR312233 - 0004