MAGGS & ALLEN

17 KENNION ROAD

ST GEORGE, BRISTOL, BS5 8BZ

Guide Price: £235,000+

- SOLD FOR £245,000 - September Auction
- Three-bedroom terraced house
- In need of updating throughout
- Quiet cul-de-sac close to Troopers Hill Nature Reserve
- Generous rear garden
- 8 - week completion

RICS Regulated by RICS

Auction & Commercial
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17 KENNION ROAD, ST GEORGE, BRISTOL, BS5 8BZ

Guide Price: £235,000+

FOR SALE BY AUCTION
SOLD PRIOR- This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD FOR £245,000 - THREE-BEDROOM HOUSE FOR UPDATING NEAR TROOPERS HILL ST. GEORGE

DESCRIPTION
Three-bedroom terraced house requiring updating throughout, offering an excellent opportunity for investors and/ or first-time buyers seeking a project. Tucked away within a quiet cul-de-sac on Kennion Road in the popular area of St George, the property benefits from an attractive position overlooking Troopers Hill Nature Reserve, with its extensive green spaces and walking trails just a short stroll away. The accommodation comprises a spacious entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous rear garden with an outbuilding and outside WC, together with a front garden area. This property provides an exciting opportunity to create a wonderful family home or investment in a highly sought-after location.

LOCATION
Situated on a quiet residential cul-de-sac in the popular St George area, this property benefits from a convenient location with a wide range of local amenities close at hand. The area is particularly renowned for its access to green spaces, with the picturesque Troopers Hill Nature Reserve just a short walk away, offering panoramic views across Bristol and miles of walking trails. St George Park, a popular community hub with a lake, café and recreational facilities, is also nearby.

Excellent transport links provide easy access to Bristol City Centre, Temple Meads railway station and the wider region, while the nearby Church Road and Kingswood High Street offer an extensive selection of shops, supermarkets, cafés, restaurants and everyday amenities. The combination of green open spaces, local conveniences and strong transport connections makes St George one of East Bristol's most sought-after residential locations.

ACCOMMODATION
Please refer to floorplan for approximate room measurements and internal layout.

COMPLETION
Completion for this lot will be 8-weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

TENURE
Please refer to the auction legal pack for confirmation.

BUYER'S PREMIUM
Please be advised that all purchasers are subject to a £1,900 plus VAT (£2,280 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

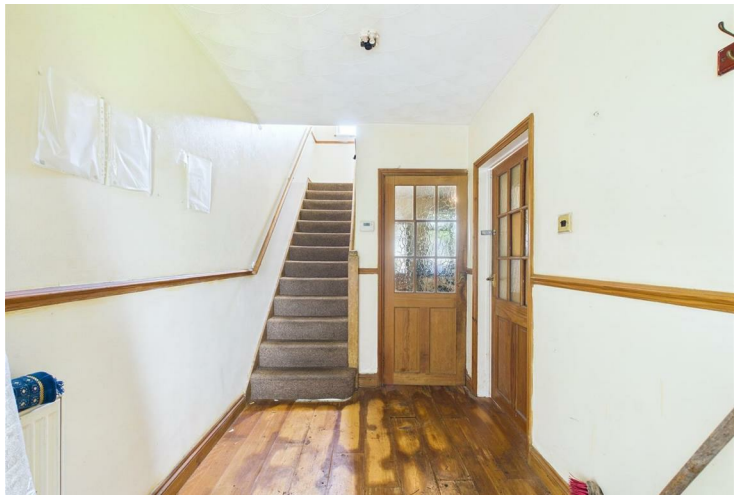
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

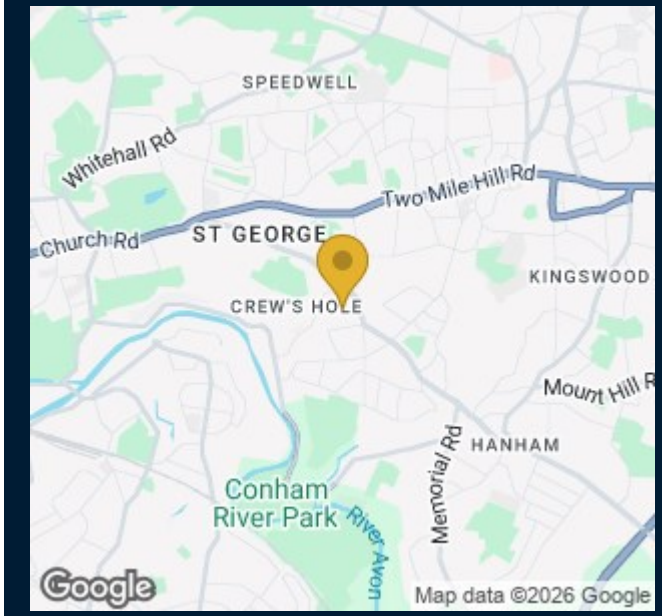
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk





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Ground Floor

Floor 1

Approximate total area(1)
907 ft²
84.4 m²

Reduced headroom
6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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