

MAGGS & ALLEN

91 KENMORE CRESCENT
FILTON PARK, BRISTOL, BS7 0TP



Guide Price: £375,000+

SEMI-DETACHED FAMILY HOME WITH SUPERB POTENTIAL

An attractive three-bedroom 1930s semi-detached house in need of complete renovation, situated on the highly sought-after tree lined Kenmore Crescent in Filton Park. The property benefits from an extensive 120 ft rear garden, a driveway providing off-street parking and a generous garage.

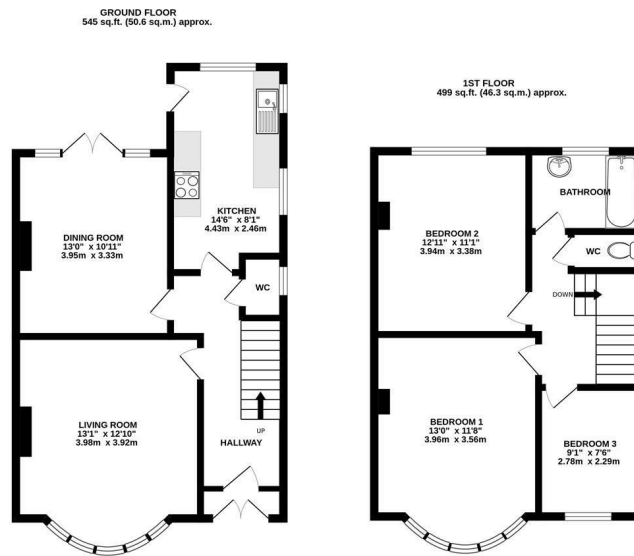
The property retains a wealth of period features and now presents a superb opportunity to enhance this fine family home through the refurbishment. There is scope to extend at the rear and also to convert the loft space to provide an additional bedroom and bathroom, subject to consents.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 16 October 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

THREE-BEDROOM 1930s HOUSE FOR RENOVATION

DESCRIPTION

An attractive three-bedroom 1930s semi-detached home, full of character and potential, set on the highly desirable tree-lined Kenmore Crescent in Filton Park.

This property boasts an impressive 120 ft rear garden, a private driveway with off-street parking, and a spacious garage. Inside, many original period features remain, offering a wonderful opportunity for buyers to restore and enhance the home to their own style.

With scope to extend to the rear and the possibility of a loft conversion (subject to consents), this house presents an exciting chance to create a stunning family home in a sought-after location.

LOCATION

Tree-lined Kenmore Crescent is hugely popular amongst family buyers and it's easy to see why. This tranquil location offers access to a wide range of local green open spaces whilst also being within easy reach of Gloucester road, with all its independent bars, restaurants and amenities. The property is also within close proximity to major employers such as Southmead Hospital, Airbus and The MoD.

ACCOMMODATION

The ground floor accommodation comprises an entrance hall with space for an under stairs cloakroom, a generous living room with original fireplace and a curved bay window, a separate dining room with double doors onto the rear garden and a kitchen. The first floor provides three bedrooms, a family bathroom with separate WC and a sizeable landing with feature stained glass window.

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

TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

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?

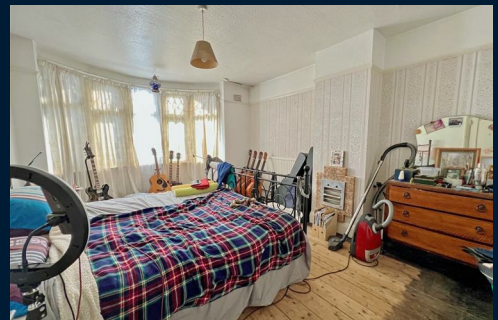
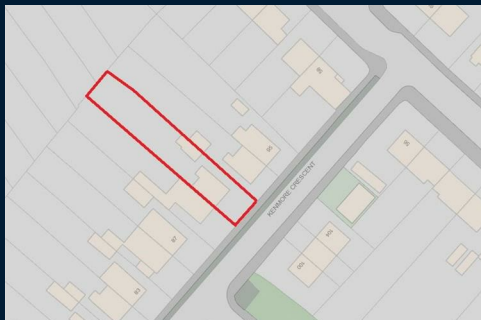
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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.



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