

## 194 Ilminster Avenue, Knowle, Bristol, BS4 1BY

Sold @ Auction £229,500



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- SOLD @ DECEMBER LIVE ONLINE AUCTION
- FREEHOLD BLOCK | 2 X 2 BED FLATS
- VACANT GARDEN FLAT | BASIC UPDATING
- TENANTED FIRST FLOOR | £1050 pcm
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION - A Freehold BLOCK of 2 X 2 BED FLATS | Vacant Garden Flat for Basic Updating | Tenanted First Floor Flat in Good Order | Scope £25k + pa

# 194 Ilminster Avenue, Knowle, Bristol, BS4 1BY

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ DECEMBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £220,000  
SOLD @ £229,500

ADDRESS | Flats 1 & 2 194 Ilminster Avenue, Knowle, Bristol BS4 1BY

Lot Number 19

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon  
Registration Deadline is on Friday 5th December 2025 @ 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"

### THE PROPERTY

A Freehold mid terraced property arranged as two self contained two bedroom flats ( 988 Sq Ft ) both with off street parking and private entrances

Garden Flat - Private Entrance | Reception | Kitchen | Bedroom 1 | Bedroom 2 | Bathroom | Rear Garden | Parking  
Vacant Possession

First Floor Flat - Private Entrance | Reception | Kitchen | Bedroom 1 | Bedroom 2 | Bathroom | Parking  
Subject to existing AST tenancy

Tenure - Freehold  
Council Tax - A | A  
EPC - E | E

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT

The property has been successful rental property for many years.  
The first floor flat is let on an AST contract producing £1050 pcm | £12,600 pa  
The ground floor flat is now vacant but was previously let producing £1050 pcm | £12,600 pa  
Please refer to independent rental appraisal.

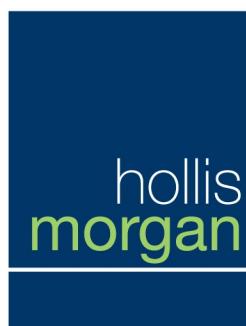
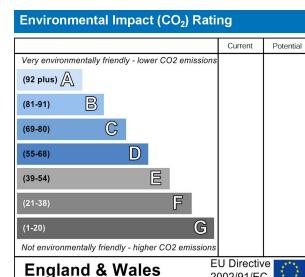
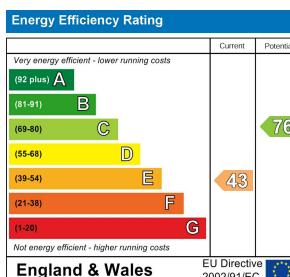
GARDEN FLAT | BASIC UPDATING | BREAK UP

The flat has been let for a number of years and now requires some basic updating.  
Once updated there is scope to break up the block subject to new leases etc.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

**hollis  
morgan**

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## Auction Property Details Disclaimer

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