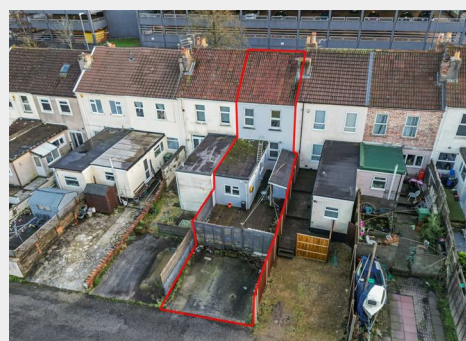


## 17 Kimberley Road, Kingswood, Bristol, BS15 1RG

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- EX RENTAL | UPDATING
- GARDEN | 2 X PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold 3 BED PERIOD HOUSE ( 979 Sq Ft ) with 2 X PARKING and GARDEN | Vacant and REQUIRES UPDATING

# 17 Kimberley Road, Kingswood, Bristol, BS15 1RG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 17 Kimberley Road Kingswood, Bristol, BS15 1RG

Lot Number 1

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th February 2026 @ 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold mid terraced bay fronted period house arranged over two floors with rear garden and two off street parking spaces. The accommodation ( 979 Sq Ft ) comprises 2 reception rooms, kitchen and bathroom on the ground floor with 3 bedrooms upstairs, there is also a boarded out attic storage space accessed via the master bedroom. Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - D

### THE OPPORTUNITY

3 BED HOUSE | UPDATING

The property has been let for many years ( now vacant ) and requires updating but has scope for a fine home or investment in this popular location just moments from the local High Street and Ring Road with garden and two parking spaces.  
Please refer to independent rental appraisal.

EXTEND | LAYOUT | ATTIC

There is scope to extend the property to the rear, rearrange the existing layout to move the bathroom upstairs or to convert the attic space. All subject to gaining the necessary consents.

### RENTAL APPRAISAL

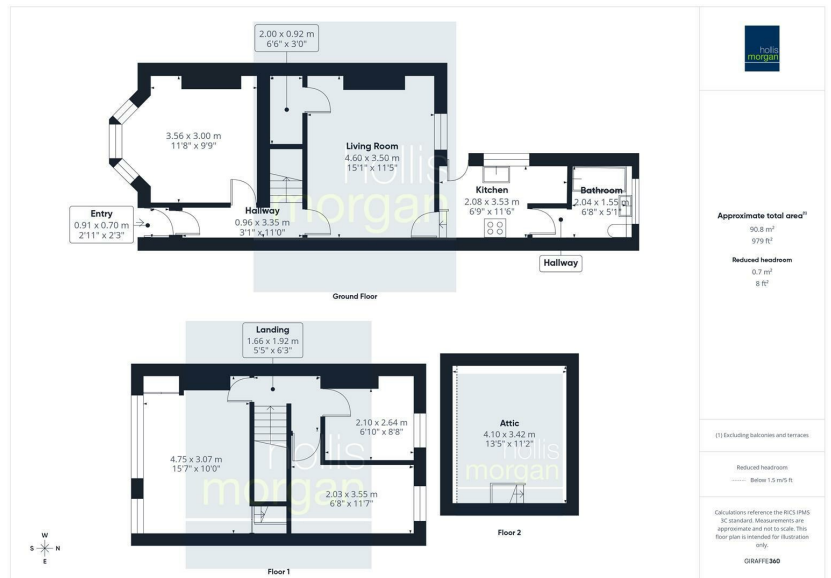
What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

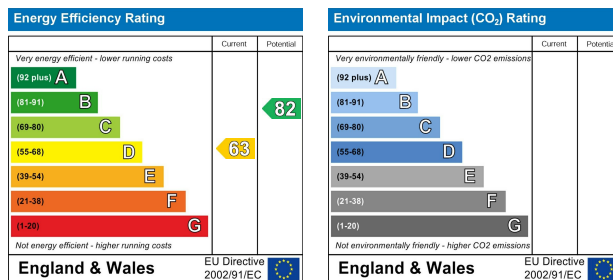
17, Kimberley Road - £1500pcm - £1600pcm.

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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morgan**

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## 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.