

## 198 Iminster Avenue, Knowle, Bristol, BS4 1BY

Sold @ Auction £209,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH OCTOBER 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SOLD @ OCTOBER LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 3 BED | GARDEN | PARKING
- BASIC UPDATING | EXTEND
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold 3 BED SEMI DETACHED HOUSE ( 705 Sq Ft ) in need of BASIC UPDATING with PARKING and GARDEN | Scope to EXTEND stc

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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

\*\*\* SOLD @ OCTOBER LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £165,000 +++  
SOLD @ £209,000

ADDRESS | 198 Ilminster Avenue, Knowle, Bristol BS4 1BY

Lot Number 31

The Live Online Auction is on Wednesday 16th October 2024 @ 17:30  
Registration Deadline is on Monday 14th October 2024 @ 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"

### JOINT AGENTS | BURSTON COOK

We are delighted to be acting alongside our Joint Agents Burston Cook.

### THE PROPERTY

A Freehold semi detached property occupying a generous plot with 3 bedroom accommodation ( 705 Sq Ft ) arranged over two floors with enclosed rear garden and off street parking.

Ground Floor - Entrance Hall | Reception | Kitchen / Diner  
First Floor - Bedroom 1 | Bedroom 2 | Bedroom 3 | Bathroom

Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | BASIC UPDATING

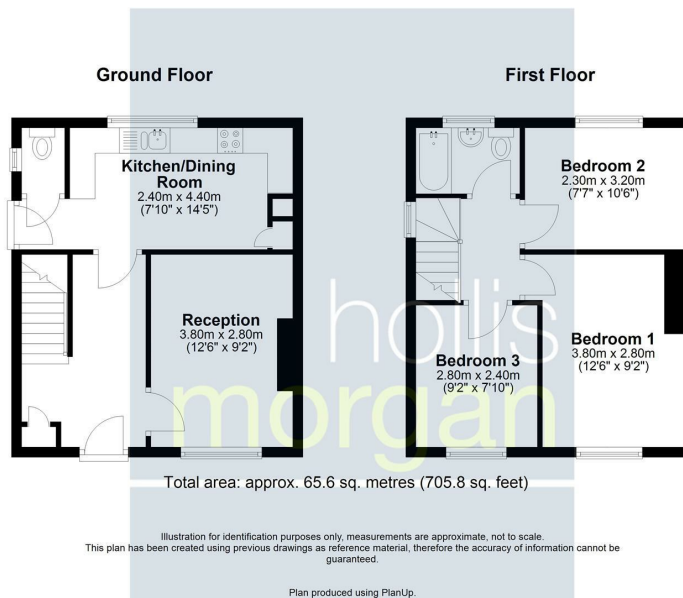
The property has been let for a number of years ( now vacant ) and now requires basic updating but has scope for a fine home or investment in this sought after location.

Please refer to independent rental appraisal for information on potential income.

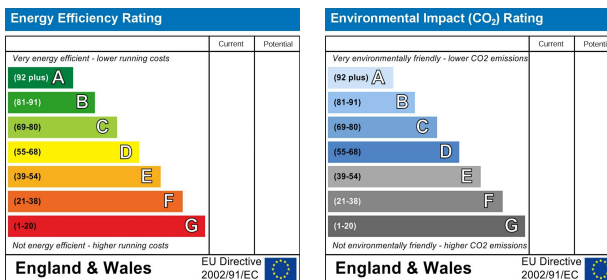
EXTEND TO SIDE | REAR

There is scope to extend the property to both the side and the rear.  
We understand no planning of this nature has been recently sought.  
Interested parties to make their own investigations.

## Floor plan



## EPC Chart



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Clifton

Bristol

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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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.