

## 45 Ponsford Road, Knowle, Bristol, BS4 2UT

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH MARCH 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD BLOCK OF FLATS
- 2 X 2 BEDS | GARDEN & PARKING
- FULLY LET | £28.8K INCOME
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION - A Freehold BLOCK OF 2 X 2 BED FLATS ( 1081 Sq Ft ) producing £28,800 INCOME PA | PARKING and GARDENS.

# 45 Ponsford Road, Knowle, Bristol, BS4 2UT

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 45 & 45a, Ponsford Road, Knowle, Bristol BS4 2UT

Lot Number 36

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

### THE PROPERTY

A Freehold semi detached property ( 1081 Sq Ft ) occupying an elevated position with 2 off street parking spaces to the front and the rear garden split into 2 private sections. The accommodation is arranged over two floors as 2 self contained 2 bedrooms flats with galley kitchen and reception rooms at the rear plus main bathroom.  
Sold subject to existing tenancy ( first floor vacant ).

Tenure - Freehold

Council Tax - A | A

EPC - E | E

### THE OPPORTUNITY

RESIDENTIAL INVESTMENT | £28,800 PA

A Freehold investment let on AST contracts producing £28,800 pa

### SCHEDULE OF INCOME ( AST )

Ground Floor | Commenced 16/05/2024 | £1,200 pcm

First Floor | Commenced 20/10/2023 | £1,200 pcm ( vacating on 02/02/2026 )

Please refer to online legal pack for copies of leases etc.

### LOCATION

Knowle and the surrounding BS4 postcode is a lively and popular area located in the South of Bristol. Known for its strong community spirit it's a highly sought after location for young professionals and families alike. Knowle has excellent transport links, with easy access to the city centre with a nearby train station in Bedminster, providing regular services to Bristol Temple Meads. Nearby Wells Road is the heart of BS4 and offers a fantastic range of independent shops, cafes, and restaurants, there are plenty of green spaces nearby, including the popular Victoria Park, which offers tennis courts, a skatepark, and a children's play area. Knowle is also just a short distance from Bristol's city centre and Harbourside district which offer a fantastic range of shops, restaurants, and cultural attractions.

### LEGAL PACK COMPLETE

We have been informed by our client's solicitors that the legal pack for this lot is now complete.

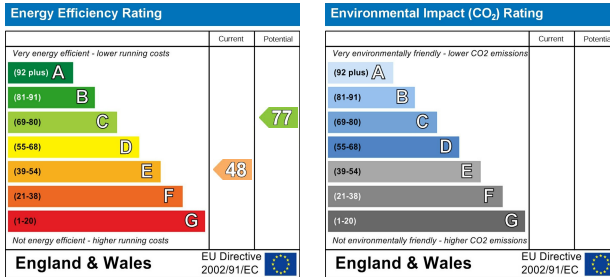
Should any last minute addendums occur you will be automatically notified by email.

If the vendors have indicated they are willing to consider pre-auction offers, now is the time to submit your offer by completing the pre-auction offer form.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT



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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.