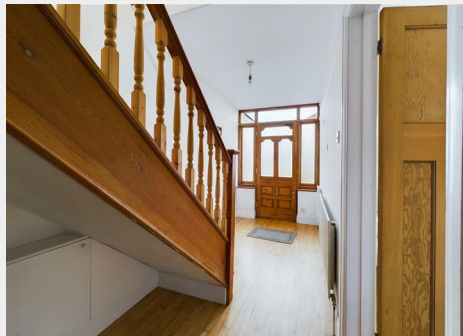


## 3 Imperial Road, Knowle, Bristol, BS14 9EE

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- SEMI DETACHED FAMILY HOME
- REQUIRES BASIC UPDATING
- GARDEN | PARKING | 1745 Sq Ft
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED FAMILY HOME ( 1745 Sq Ft ) with PARKING and GARDEN | Now in need of BASIC UPDATING

# 3 Imperial Road, Knowle, Bristol, BS14 9EE

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 Imperial Road, Hengrove, Bristol BS14 9EE

Lot Number 32

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 family home occupying an elevated position on this popular residential location with off street parking at the front and enclosed rear garden. The accommodation ( 1745 Sq Ft ) is arranged over two floors with flexible ground floor space and 3 bedrooms on the first floor. The vendor has owned the property for many years and has developed a large wrap around ground floor extension with access from the rear reception and garage doors from the parking area.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - Band C

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | UPDATING

The property now requires basic updating and rearranging the layout to create a large 3 bedroom family home with parking and garden in this sought after location.

### EXTENSION | ATTIC CONVERSION

The property has a large wrap around extension ( please refer to online legal pack for further details ) with potential to incorporate this into the ground floor layout to create an open plan kitchen diner opening onto the rear garden.

Interested parties should note similar properties have converted the attic space for additional bedroom(s)

All above subject to gaining the necessary consents.

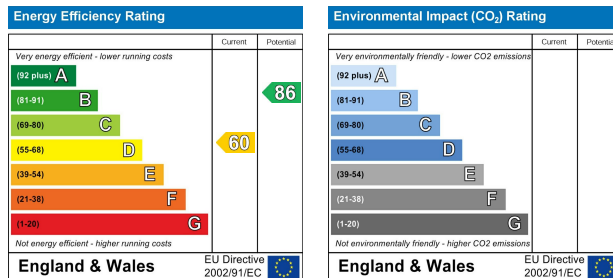
### LOCATION

Knowle 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 the area 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.

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.