

## 108 Kennington Avenue, Bishopston, Bristol, BS7 9ES

Auction Guide Price +++ £525,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- 4 BEDS | GARDEN | PARKING | VACANT
- REQUIRES BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold END OF TERRACE 4 BED PERIOD HOUSE ( 1519 Sq Ft ) with GARDEN and OFF STREET PARKING | In need of BASIC UPDATING

# 108 Kennington Avenue, Bishopston, Bristol, BS7 9ES

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 108 Kennington Avenue, Bishopston, Bristol BS7 9ES

Lot Number 17

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 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 end of terrace period property with accommodation ( 1519 Sq Ft ) arranged over 2 floors with enclosed rear garden and off street parking space. The ground floor is arranged as 2 reception rooms with a semi open plan kitchen diner with access to the rear garden whilst the first floor has 4 bedrooms and a family bathroom. Sold with vacant possession.

Tenure - Freehold

Council Tax - D

EPC - E

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has been a much loved family home for many years and is now vacant and requires basic updating with scope for a fine home or investment in this sought after residential location with excellent local schools and amenities.

### ATTIC CONVERSION | REAR EXTENSION

There is potential to extend the property to the rear to create a modern open plan kitchen diner space.

Interested parties should note similar properties have converted the attic space into additional accommodation.

All subject to the necessary consents - we understand no planning of this nature has been recently sought.

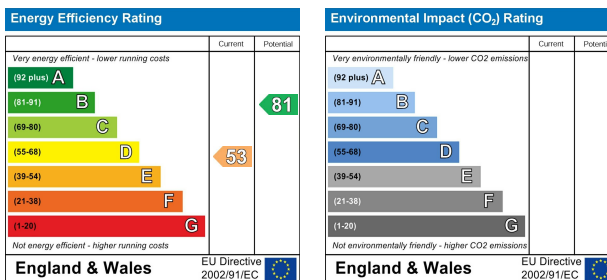
### LOCATION

The property is located on one of Bishopston's most sought after residential locations close to the independent shops, cafés and restaurants lining the popular Gloucester Road and has great transport links to U.W.E and Bristol University whilst being within walking distance of St Andrews Park.

## 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.