

# 19A Kenmare Road, Knowle, Bristol, BS4 1PD

Auction Guide Price +++ £185,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 10TH DECEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- GARDEN | PARKING
- COSMETIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Freehold 2 BED HOUSE ( 674 Sq Ft ) scope for COSEMTIC UPDATING with PARKING and GARDEN | Scope to EXTEND STC

# 19A Kenmare Road, Knowle, Bristol, BS4 1PD

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 19A Kenmare Road, Knowle, Bristol BS4 1PD

Lot Number TBC

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 10th December 2025 @ 12:00 Noon

Registration Deadline is on Friday 5th December 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"

### JOINT AGENTS | BURSTON COOK

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

### THE PROPERTY

A Freehold end of terrace property occupying an elevated position with 2 bedroom accommodation ( 674 Sq Ft ) arranged over two floors t with enclosed rear garden and off street parking.

Ground Floor - Reception | Kitchen / Diner

First Floor - Bedroom 1 | Bedroom 2 | Bathroom

Sold with vacant possession | The property is due to cleared shortly.

Tenure - Freehold

Council Tax - B

EPC - C

### THE OPPORTUNITY

HOUSE | COSMETIC UPDATING

The property has been let for a number of years ( now vacant ) with scope for cosmetic updating to make a fine home or investment in this sought after location.

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

EXTEND | REAR

There is scope to extend the property to the rear.

We understand no planning of this nature has been recently sought. Interested parties to make their own investigations.

### 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.



9 Waterloo Street

Clifton

Bristol

BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

www.hollismorgan.co.uk

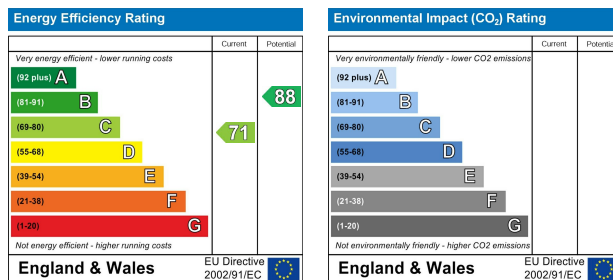
Hollis Morgan Property Limited, registered in England, registered 7275716.

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

## Floor plan



## EPC Chart



## 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.