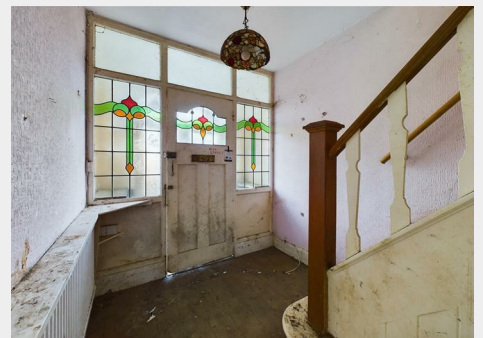


# 15 Ravenhill Avenue, Knowle, Bristol, BS3 5DU

Auction Guide Price +++ £300,000



- 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 3 BED HOUSE
- REQUIRES MODERNISATION
- GARAGE | GARDEN | SCOPE TO EXTEND & ATTIC CONVERSION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold 3 BED HOUSE ( 1055 Sq Ft ) now requires MODERNISATION with GARAGE and GARDEN | Scope to EXTEND and ATTIC CONVERSION stp

# 15 Ravenhill Avenue, Knowle, Bristol, BS3 5DU

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 15 Ravenhill Avenue, Knowle, Bristol BS3 5DU

Lot Number 5

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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold mid terraced property occupying an elevated position in this sought after residential location betwixt Knowle, Victoria Park and Bedminster. The property is approached via either the front garden or a pathway to the side of the detached garage at the rear and has a mature terraced garden. The accommodation ( 1055 Sq Ft ) is arranged over two floors with the ground floor arranged as 2 reception rooms, kitchen and WC plus 3 bedrooms and a family bathroom on the first floor. Sold with vacant possession.

Tenure - Freehold

Council Tax - Band C

EPC - TBC

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

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

HOUSE | MODERNISATION

The property is now vacant and in need of modernisation but has scope for a fine 3 bedroom family home or investment.

We understand the roof has been recently upgraded - please refer to online legal pack.

Please refer to independent rental appraisal.

### EXTENDED TO REAR | ATTIC CONVERSION

Interested parties should note similar properties have extended to the rear to create a large open plan kitchen diner opening to the rear garden. There is also scope for an attic conversion to create additional bedrooms.

### GARAGE | PARKING

The garage has scope to be upgraded to a double width unit or possible self contained annexe / office.

Alternatively it could be demolished to provide off street parking.

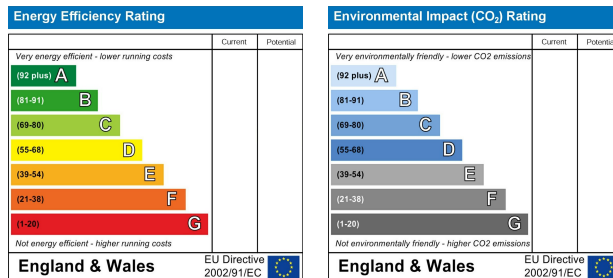
All subject to gaining the necessary consents.

We understand no planning of this nature has been recently sought.

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
morgan**

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.