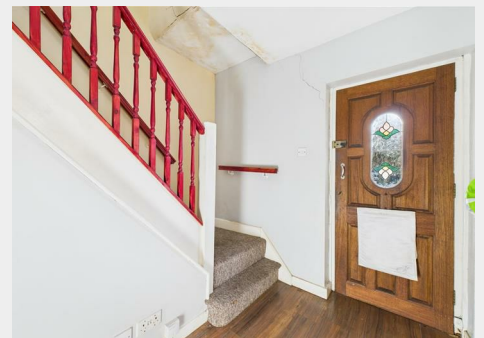


# 17 Pembroke Avenue, Shirehampton, Bristol, BS11 9SJ

Auction Guide Price +++ £200,000



- FOR SALE BY LIVE ONLINE AUCTION
- WEDNESDAY 23RD APRIL 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- CASH BUYERS ONLY | WAS £325K
- GARDEN | PARKING | BASIC UPDATING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 3 BED HOUSE ( 1051 Sq Ft ) with GARDEN and PARKING | Requires BASIC UPDATING | CASH BUYERS ONLY - was £325k

# 17 Pembroke Avenue, Shirehampton, Bristol, BS11 9SJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 17 Pembroke Avenue, Shirehampton, Bristol BS11 9SJ

Lot Number TBC

The Live Online Auction is on Wednesday 23rd April 2025 @ 17:30  
Registration Deadline is on Monday 21st April 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 1930's semi detached 3 bedroom family home with flexible accommodation ( 1051 Sq Ft ) arranged over two floors with off street parking, side access and enclosed rear garden in a popular location just moments from the local High Street.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band C  
EPC -

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

### THE OPPORTUNITY

HOUSE | BASIC UPDATING | EXTEND

The property has been a much loved home for many years and would now benefit from basic updating to create a fine home or investment.  
Please refer to independent rental appraisal.  
Scope to extend the property to the side and rear and into the attic.  
Subject to consents.

### CASH BUYERS ONLY

Whilst no formal survey is available there are clear signs of subsidence which will potentially effect your ability to obtain a mortgage until the issues are rectified.

### REDUCED FOR AUCTION

The property was previously listed with respected local agents for £325,000 and is now offered with a reduced guide price for sale by auction.

### LOCATION

Pembroke Avenue is situated in a quiet residential neighbourhood located within the popular suburb of Shirehampton. The local High Street is within walking distance and offers an abundance of local amenities ranging from independent retailers, larger national services as well as everyday services. The A4 Portway provides excellent transport links both back into Bristol City Centre or out toward the M5 Motorway Network. In addition Shirehampton Railway Station is less than a mile away which also provides a direct link into the city.



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

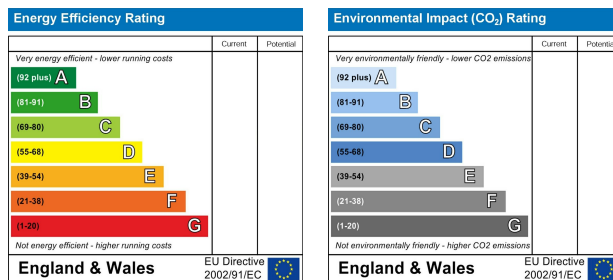
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## Floor plan



## 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.