

## 8 Kensington Road, St George, Bristol, BS5 7NB

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 23rd JULY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- BASIC UPDATING | LARGE GARDEN
- REDUCED - WAS £415,000
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 3 BED PERIOD HOUSE ( 970 Sq Ft ) in need BASIC UPDATING with BONUS LARGE GARDEN plus GARAGE | Reduced - was £415,000

# 8 Kensington Road, St George, Bristol, BS5 7NB

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 8 Kensington Road, St George, Bristol BS5 7NB

Lot Number TBC

The Live Online Auction is on Wednesday 23rd July 2025 @ 17:30  
Registration Deadline is on Monday 21st July 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 mid terraced period property occupying a larger than average plot with mature gardens and detached garage. The accommodation ( 970 Sq Ft ) is arranged over two floors with flexible ground floor reception rooms, kitchen and bathroom plus 3 bedrooms on the first floor. Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band B  
EPC - E

### THE OPPORTUNITY

PERIOD HOUSE | BASIC UPDATING

The property now requires basic updating but has scope for a stunning home or investment in this sought after location close to Church Road and St Georges Park.

There is potential to extend the property both to the rear and into the attic space.

Subject to gaining the necessary consents.

Please refer to independent rental appraisal.

### REDUCED PRICE FOR AUCTION

The property was previously listed with residential agents with an asking price of £415,000 and now has a reduced guide price for sale by auction.

### LOCATION

Kensington Road is a quiet residential location within walking distance of the vibrant Church Road with its array of local amenities and services as well as St Georges Park whilst Bristol City Centre is approximately two miles away.

### SOLICITORS & COMPLETION

Rebecca Isaac  
AMD Solicitors  
RebeccaIsaac@amdsolicitors.com

### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.

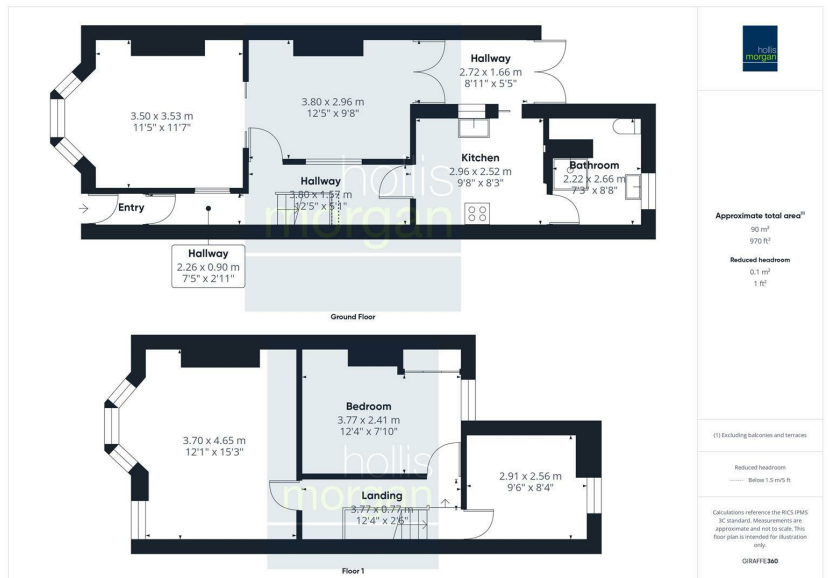
### IMPORTANT AUCTION INFORMATION

#### VIEWINGS

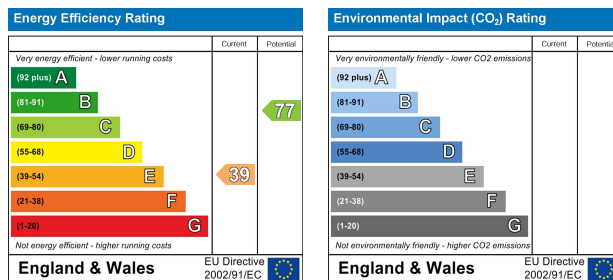
Please submit a viewing request online and we will contact you to organise an appointment.

We will send you an email and text to confirm the appointment time and the

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.