

## 47 Torrington Avenue, Knowle, Bristol, BS4 1EQ

Sold @ Auction £200,000



- FOR SALE BY ONLINE AUCTION
- VIDEO TOUR NOW ONLINE
- LEGAL PACK COMPLETE
- WEDNESDAY 23RD JULY 2025
- VIEWINGS - REFER TO DETAILS
- SOLD @ JULY LIVE ONLINE AUCTION
- FREEHOLD SEMI DETACHED HOUSE
- 3 BEDS | GARDEN | PARKING
- UPDATING | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION - A Freehold SEMI DETACHED 3 BED HOUSE ( 790 Sq Ft) in need of UPDATING with GARDEN and PARKING | Scope to Extend STC

# 47 Torrington Avenue, Knowle, Bristol, BS4 1EQ

## Accommodation

**FOR SALE BY LIVE ONLINE AUCTION**  
\*\*\* SOLD @ JULY LIVE ONLINE AUCTION \*\*\*

GUIDE PRICE £160,000 +++  
SOLD @ £200,000

ADDRESS | 47, Torrington Avenue Knowle, Bristol, BS4 1EQ

Lot Number 14

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 semi detached 3 bedroom property with accommodation ( 790 Sq Ft ) arranged over two floors with enclosed rear garden and off street parking.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B (Bristol City)  
EPC - E

### THE OPPORTUNITY

HOUSE | UPDATING

The property now requires updating and has scope for a 3 bedroom home or investment in this popular location.

EXTEND | HMO

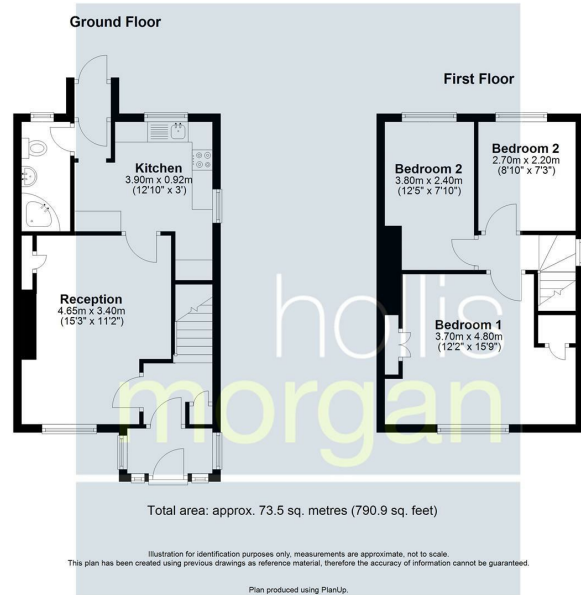
There is scope to extend the property to both the rear and side.  
Potential for high yielding HMO.

All subject to gaining the necessary consents.  
We understand no planning of this nature has been previously sought - interested parties to make their own investigations.

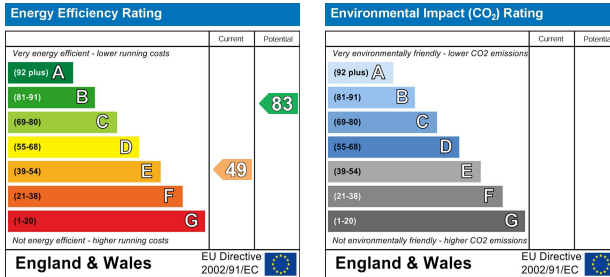
### LOCATION

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.

## 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.