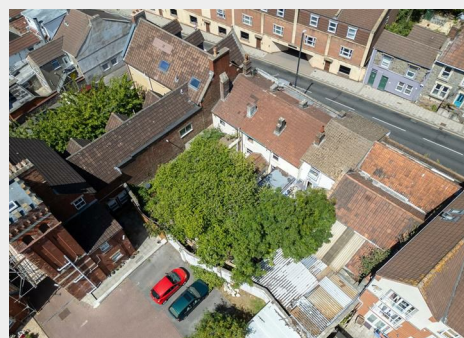


## 306 Church Road, St. George, Bristol, BS5 8AJ

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH SEPTEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD COTTAGE
- 2 BED | 2 REC | SOUTH FACING GARDEN
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A vacant Freehold 2 BED PERIOD COTTAGE ( 728 Sq Ft ) now in need of MODERNISATION with SOUTH FACING GARDEN

# 306 Church Road, St. George, Bristol, BS5 8AJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 306 Church Road, St. George, Bristol BS5 8AJ

Lot Number TBC

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30  
Registration Deadline is on Monday 15th September 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 charming Freehold mid terraced period cottage with accommodation ( 728 Sq Ft ) arranged over two floors with south facing enclosed rear garden. The property has two reception rooms on the ground floor and a kitchen plus bathroom in the rear extension whilst upstairs are two bedrooms.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - Band A  
EPC - D

### THE OPPORTUNITY

VACANT HOUSE | MODERNISATION

The property has been a successful rental property for many years ( now vacant ) and now requires modernisation with scope for a fine home or investment in this sought after central enclave just moments from both St Georges Park and Church Road High Street.  
The large tree in the rear garden could be removed to vastly improve the light and space.  
Please refer to independent rental appraisal.

SCOPE TO EXTEND | ANNEXE

The property has scope for a rear extension to improve the current layout and the existing large shed cold be upgraded to an annexe / home office.

All above subject to gaining the necessary consents.

### LOCATION

Situated on the vibrant Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away.

### SOLICITORS & COMPLETION

Lydia Korn  
Wards  
01454 316789  
lydia.korn@wards.uk.com  
https://wards.uk.com/

EXTENDED COMPLETION

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

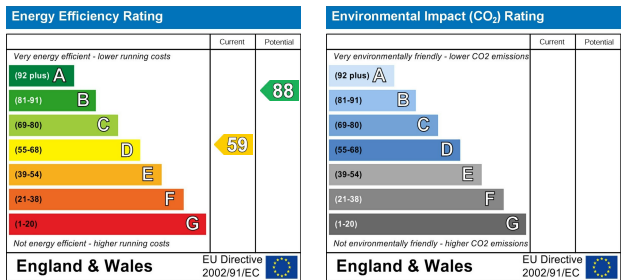
### IMPORTANT AUCTION INFORMATION

VIEWINGS

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

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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.