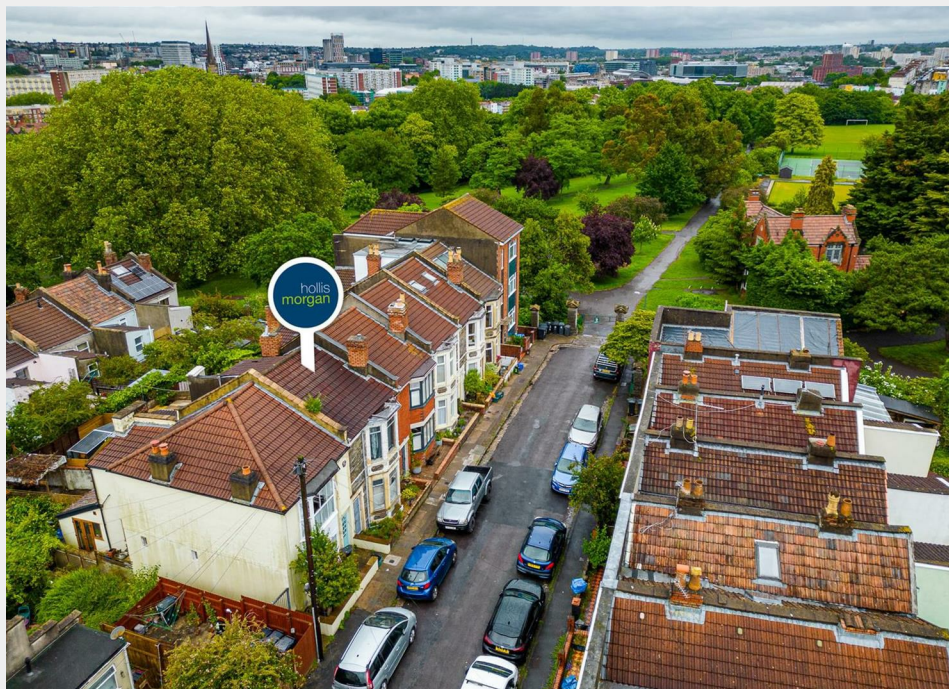


12 Somerset Terrace, Victoria Park, Bristol, BS3 4LL

Auction Guide Price +++ £180,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES MODERNISATION
- SCOPE TO EXTEND | ATTIC stp
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 2 BED PERIOD HOUSE (1119 Sq Ft) in need of MODERNISATION with REAR GARDEN and CITY VIEWS within moments of VICTORIA PARK.

12 Somerset Terrace, Victoria Park, Bristol, BS3 4LL

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 12 Somerset Terrace, Victoria Park, Bristol BS3 4LL

Lot Number TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th July 2026 @ 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 with accommodation (1119 Sq Ft) arranged over 2 floors plus a converted loft room with outstanding views over the city.
The ground floor comprises front reception room and semi open plan split level kitchen / dining space at the rear opening onto the garden.
On the first floor are 2 bedrooms and the bathroom plus stairs to loft room.
Sold with vacant possession.

Tenure - Freehold
Council Tax - B
EPC - TBC

THE OPPORTUNITY

HOUSE | MODERNISATION

The property now requires complete modernisation but has scope for a fine home or investment on this sought after road with Victoria Park just a moment's walk away.
Please refer to the independent rental appraisal.

REAR EXTENSION | ATTIC CONVERSION

The property has scope to extend to the rear and to formally convert the attic space.
*Subject to gaining the necessary consents.

LOCATION

Somerset Terrace lies within the popular suburb of Windmill Hill moments from Victoria Park. North Street is within a short distance and offers a wide variety of amenities including bars, pubs, cafes and independent retailers. Bristol City Centre and the Harbourside district is within a mile whilst there are also regular public transport links running from Bedminster to the Cabot Circus shopping complex which is approximately two miles away. Travelling by car from Windmill Hill you're a short drive to the M32 with links to London and Cardiff and a 20 minute drive to the ever growing Bristol International Airport.

SOLICITORS & COMPLETION

Solicitor Contact - TBC

EXTENDED COMPLETION

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

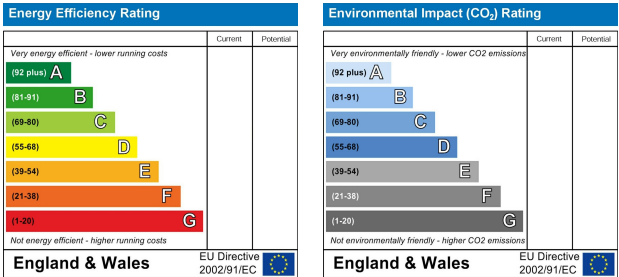
IMPORTANT AUCTION INFORMATION

VIEWINGS

Floor plan



EPC Chart



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www.hollismorgan.co.uk

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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.