

## 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 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 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 could 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.

### RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of;

306, Church Road – £1400pcm - £1450pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.



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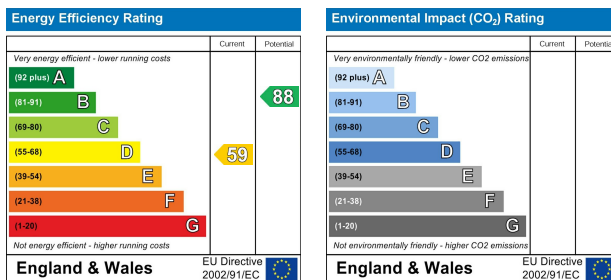
Hollis Morgan Property Limited, registered in England, registered 7275716.

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.