

## 59 St. Nicholas Road, St Agnes, Bristol, BS2 9JJ

Auction Guide Price +++ £235,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES MODERNISATION
- VACANT | REAR GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold TERRACED PERIOD 2 BED HOUSE ( 905 Sq Ft ) with enclosed REAR GARDEN | Now requires MODERNISATION

# 59 St. Nicholas Road, St Agnes, Bristol, BS2 9JJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 59 Saint Nicholas Road, St Agnes, Bristol BS2 9JJ

Lot Number 6

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00 Noon  
Registration Deadline is on Friday 14th November 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 Freehold period mid terraced property with accommodation ( 905 Sq Ft ) arranged over two floors and enclosed rear garden. The accommodation comprises two reception rooms and kitchen on the ground floor and 2 bedrooms and a bathroom on the first floor. Sold with vacant possession.

Tenure - Freehold  
Council Tax - A  
EPC - D

### THE OPPORTUNITY

PERIOD HOUSE | MODERNISATION

The property has been let for many years and now requires modernisation but would make a fine home or investment in this highly sought after location.

Please refer to independent rental appraisal.

### ATTIC CONVERSION | REAR EXTENSION

There is scope to convert the attic and extend to the rear subject to gaining the necessary consents.

### 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;

59, St. Nicholas Road – £1700pcm - £1800pcm

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.

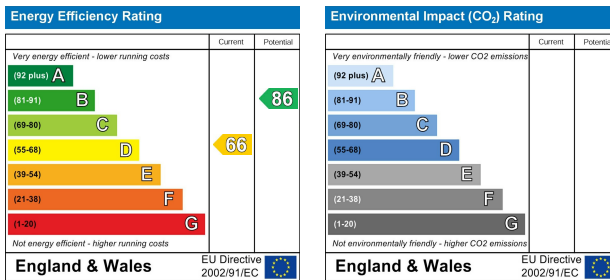
### LOCATION

The property is located just off the picturesque St. Agnes Park within the popular suburb of St. Pauls with excellent access to Cabot Circus and the City Centre. Local amenities and services are all within close proximity including independent retailers, convenience stores, pubs, cafes and restaurants.

## 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.