

## 5 Union Road, St Philips, Bristol, BS2 0LP

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 18TH JUNE 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- SOUTH WEST FACING GARDEN
- REQUIRES MODERNISATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 3 BED HOUSE ( 637 Sq Ft ) with SOUTH WEST FACING GARDEN and PARKING | Vacant and requires MODERNISATION.

# 5 Union Road, St Philips, Bristol, BS2 0LP

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 5 Union Road, St Philips, Bristol BS2 0LP

Lot Number 1

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30  
Registration Deadline is on Monday 16th June 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”

### PRE AUCTION OFFERS

On this occasion the vendors will NOT be considering pre auction offers.

### THE PROPERTY

A Freehold mid terraced property with accommodation ( 637 Sq Ft ) arranged over two floors with generous South West facing garden. The accommodation comprises a reception room, kitchen and bathroom on the ground floor and 3 bedrooms on the first floor. To the front of the property is a space suitable for parking a small car.  
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 the City Centre and Temple Quay.  
Please refer to independent rental appraisal.

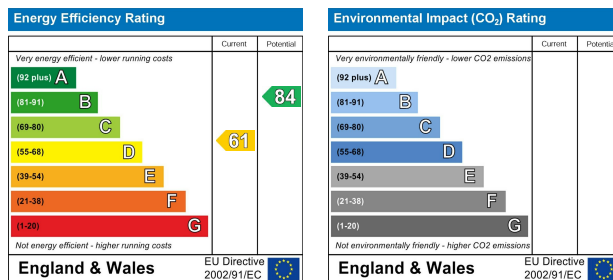
SCOPE TO EXTEND | HMO

The property has scope for a rear extension and potential for an HMO  
All subject to gaining the necessary consents.

## 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.