

## 85 Stirlingale Road, Oldfield, Bath, BA2 2NG

Auction Guide Price +++ £260,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD 3 BED HOUSE
- UPDATING | VACANT
- CORNER PLOT | DEVELOPMENT POTENTIAL
- EXTENDED 6 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold 3 BED HOUSE ( 862 Sq Ft ) in need UPDATING | Large CORNER PLOT with DEVELOPMENT potential stc

# 85 Stirtingale Road, Oldfield, Bath, BA2 2NG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 85 Stirtingale Road, Oldfield, Bath BA2 2NG

Lot Number TBC

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th February 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 end of terrace 1950's house occupying an elevated position just south of Bath with far reaching views towards the City. The property has a larger than average corner plot with accommodation ( 862 Sq Ft ) arranged over two floors comprising entrance hall and semi open plan kitchen / diner/ living with 3 bedrooms and a bathroom on the first floor plus a small outbuilding in the aforementioned garden.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - C  
EPC - C

### THE OPPORTUNITY

3 BED HOUSE | UPDATING

The property has been let for many years and would now benefit from updating but has scope for a fine home or investment in this sought after location with generous corner plot.  
Please refer to independent rental appraisal

### DEVELOPMENT POTENTIAL | CORNER PLOT

The larger than average corner plot may offer development potential to extend the existing dwelling to both side and rear or for a new build on the end of the terrace.  
We understand no planning of this nature has been recently sought.  
All subject to gaining the necessary consents.

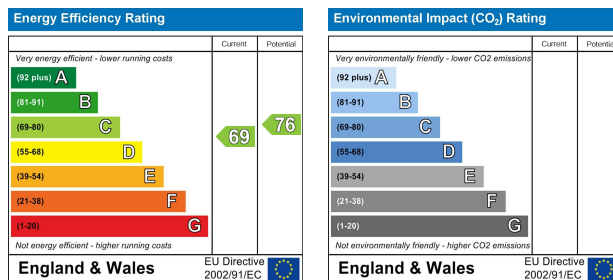
### LOCATION

Stirtingale Road is situated approximately 1.5 miles south of Bath city centre, close to a range of schools in both the state and private sectors. Baskerville's gym is very nearby, providing a range of activities and facilities for adults and children. The comprehensive amenities of Bear Flat are within a mile, and include a post office, deli, gastro pub, chemists, restaurant and supermarket. Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There is a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 is approximately 11 miles north.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.