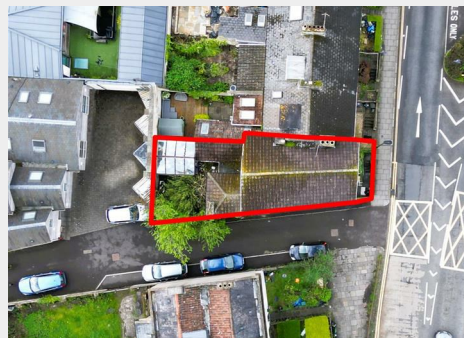


## 9 St. Matthews Place, Widcombe, Bath, BA2 4JJ

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 12TH MARCH 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- MARCH LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES UPDATING
- 4 BEDS | GARDEN | PARKING
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION – A Freehold 4 BED PERIOD FAMILY HOME ( 2095 Sq Ft ) in need of UPDATING with GARDEN and PARKING.

# 9 St. Matthews Place, Widcombe, Bath, BA2 4JJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 9 St. Matthews Place, Widcombe, Bath BA2 4JJ

Lot Number 2

The Live Online Auction is on Wednesday 12th March 2025 @ 17:30  
Registration Deadline is on Monday 10th March 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”

### PRE AUCTION OFFERS

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

### THE PROPERTY

A Freehold end of terrace period property occupying an elevated position with pedestrian access to the front and vehicular access to the rear garden via garage style doors via a lane to the side. The accommodation ( 2095 Sq Ft ) is arranged over 3 floors with 4 receptions room and 4 bedrooms but the layout is flexible.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - Band D

EPC -

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### THE OPPORTUNITY

FAMILY HOME | UPDATING

The property is offered with vacant possession and now requires updating but has scope for a fine 4 bedroom family home or investment with parking and easy access to the City Centre.

Please refer to independent rental appraisal

### RENTAL APPRAISAL

What rent could be achieved?

Aspire To Move have extensively reviewed the property and similar listings in the area. The property is in need of refurbishment and our figures are based on the work being completed. With our knowledge of the local market, and considering the current market conditions we would estimate the property could achieve a rental figure in the region of:

£2,500 – £3,500 PCM.

If you would like to discuss this in more detail, then please do not hesitate to contact me on 01225 444333 or email me info@aspiretomove.co.uk.

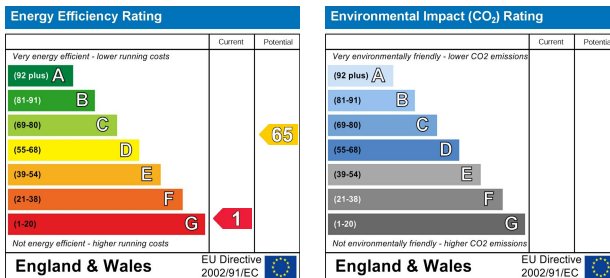
I will look forward to hearing from you.

Yours faithfully,  
Rachel Catlin  
rcatlin@aspiretomove.co.uk  
01225 444333

## 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.