

35 Sion Road, Southville, Bristol, BS3 3BD

Auction Guide Price +++ £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND APRIL 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- APRIL LIVE ONLINE AUCTION
- FREEHOLD 2 BED HOUSE
- GARDEN | COSMETIC UPDATING
- REDUCED - WAS £375K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – APRIL LIVE ONLINE AUCTION – A Freehold 2 BED | 2 REC House just moments from North Street | REDUCED PRICE for Auction | Scope for COSMETIC UPDATING.

35 Sion Road, Southville, Bristol, BS3 3BD

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 35 Sion Road, Southville, Bristol BS3 3BD

Lot Number TBC

The Live Online Auction is on Wednesday 22nd April 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th April 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 charming mid terraced home located on a quiet residential enclave just moments from North Street and South Street Park. The accommodation (736 Sq Ft) is arranged over two floors with 2 reception rooms and kitchen on the ground floor plus 2 bedrooms, bathroom and separate cloakroom on the first floor. To the rear is an enclosed garden with outbuilding. Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - C

THE OPPORTUNITY

EX RENTAL | COSMETIC UPDATING

The property has been successful rental property and is now vacant with scope for cosmetic updating or to put immediately back onto the rental market in this hugely sought after location of the City. Please refer to independent rental appraisal

REDUCED PRICE FOR AUCTION

The property was previously listed with respected national agents with an asking price of £360,000 and now has a reduced guide price for sale by auction.

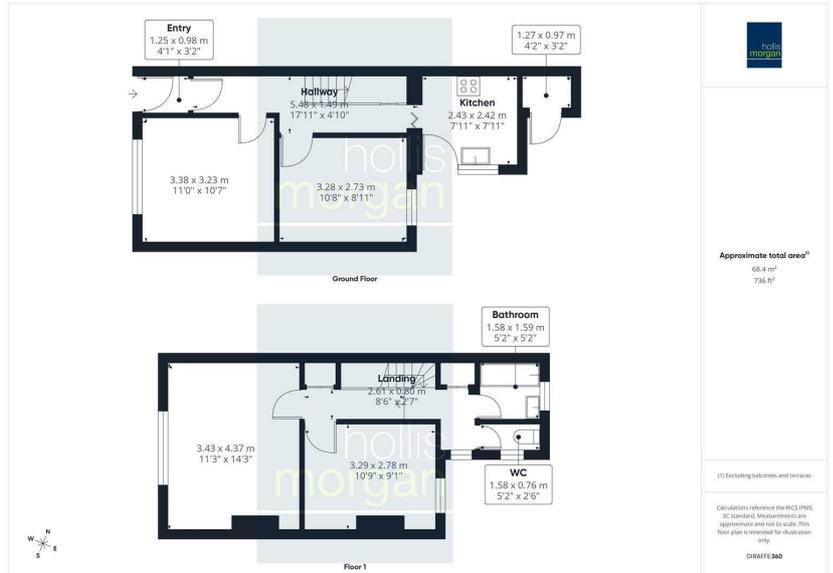
GROUND FLOOR LAYOUT | BATHROOM

There is scope to rearrange the ground floor layout to allow for an open plan kitchen diner opening onto the enclosed rear garden plus install a cloakroom.

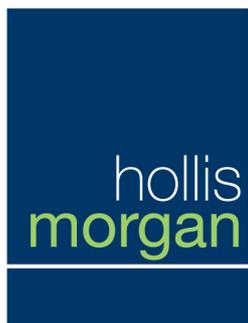
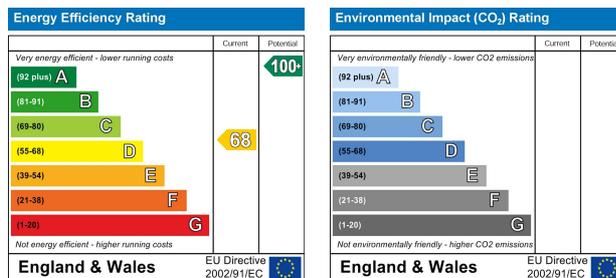
Likewise potential to combine the bathroom and WC on the first floor to create a larger family bathroom.

Subject to gaining the necessary consents.

Floor plan



EPC Chart



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Auction Property Details Disclaimer

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Please refer to our website for further details.