

## 15 Morford Street, Walcot, Bath, BA1 2RJ

Auction Guide Price +++ £250,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH JUNE 2024
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- JUNE LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- REQUIRES BASIC UPDATING
- SCOPE TO REARRANGE LAYOUT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold 3 BED GRADE II LISTED HOUSE ( 904 Sq Ft ) in need of BASIC UPDATING with scope to rearrange layout in CENTRAL BATH.

# 15 Morford Street, Walcot, Bath, BA1 2RJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 15 Morford Street, Walcot Bath, BA1 2RJ

Lot Number TBC

The Live Online Auction is on Wednesday 19th June 2024 @ 17:30  
Registration Deadline is on Monday 17th June 2024 @ 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 terraced Freehold Grade II Listed property with flexible accommodation (904 Sq Ft) arranged over four floors.  
Sold with vacant possession.

Tenure - Freehold

Council Tax - C

EPC - D

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

Flood Risk - Please refer to the Legal Pack

### LOCATION

Morford Street is situated in the very heart of Bath with The Circus, Brock Street and The Royal Crescent a stroll away. A walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into Bath and enjoy all it offers including The Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

### THE OPPORTUNITY

HOUSE | BASIC UPDATING

The property has been vacant since 2015 having been previously let and would now benefit from some basic updating and has scope for a fine home or investment.

### SCOPE TO REARRANGE LAYOUT

Interested parties may look to move the kitchen to the first floor to allow for an en suite bedroom on the lower ground floor.  
Subject to consents.

### SOLICITORS

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### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.



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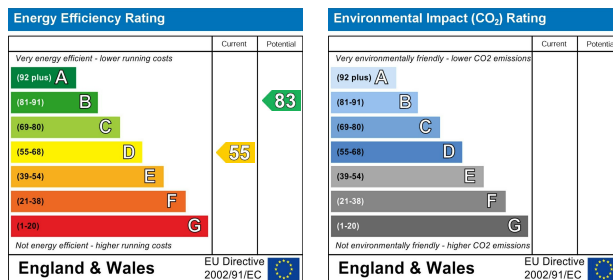
Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Floor plan



## EPC Chart



## 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.