

estate agents **auctioneers**

**hollis
morgan**

31, Rockliffe Avenue, Bathwick, Bath, BA2 6QP

Sold @ Auction £525,000

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – Freehold DETACHED HOUSE with GARDEN RIVER FRONTAGE and huge POTENTIAL | Requires MODERNISATION or NEW BUILD stp

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SOLD @ SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- RIVER FRONTAGE IN GARDEN
- MODERNISATION | NEW BUILD stp
- EXTENDED 8 WEEK COMPLETION

FOR SALE BY LIVE ONLINE AUCTION

*** SOLD @ SEPTEMBER LIVE ONLINE AUCTION ***

GUIDE PRICE £295,000 +++
SOLD @ £525,000

ADDRESS | 31 Rockliffe Avenue, Bathwick, Bath BA2 6QP

Lot Number 57

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th September 12026 @ 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

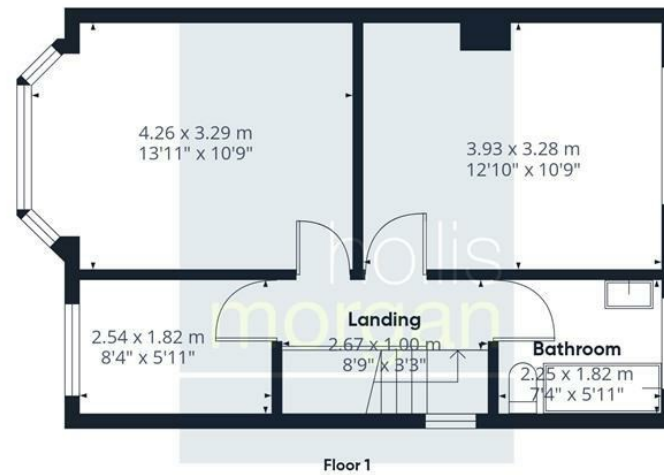
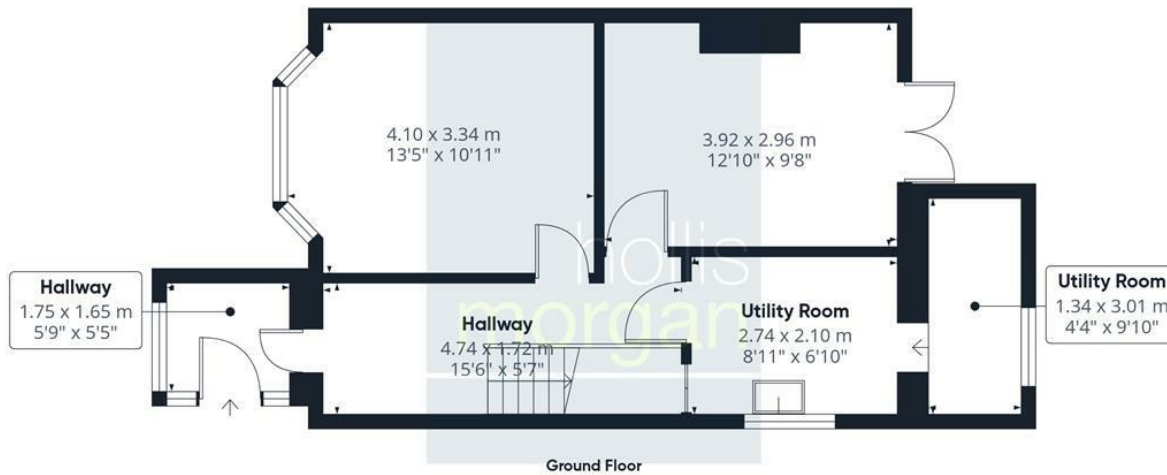
On this occasion the vendors will NOT be considering pre auction offers.

THE PROPERTY

A Freehold detached house occupying a mature plot leading down directly to the River Avon.
The accommodation (907 Sq Ft) is arranged over 2 floors with 2 reception rooms and a kitchen on the ground floor plus 3 bedrooms and a bathroom upstairs.
Front Garden with gated off street parking + gated side access to rear garden.
Sold with vacant possession.

Tenure - Freehold
Council Tax - E
EPC - TBC





Approximate total area^m
84.3 m²
907 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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