



MAGGS & ALLEN

13 FAIRFIELD ROAD
MONTPELIER, BRISTOL, BS6 5JN

Guide Price: £475,000+

- 25 June LIVE ONLINE AUCTION
- Beautiful 5-bedroom Victorian house for renovation
- Generous proportions with many period features
- Superb location in the heart of Montpelier
- Elevated position with stunning views across Bristol
- Extended 12-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

BEAUTIFUL 5-BEDROOM VICTORIAN HOUSE FOR RENOVATION

DESCRIPTION

An elegant and substantial five-bedroom Victorian residence occupying a prime position in the heart of Montpelier, offering an exceptional opportunity for complete refurbishment and modernisation.

Rich in period charm and original character, the generously proportioned accommodation extends across three reception rooms and five double bedrooms, providing excellent scope to create a magnificent family home tailored to individual tastes and requirements. Occupying an elevated position, the property enjoys stunning views across Bristol from the master bedroom and dormer window on the top floor.

To the rear, a delightful 45ft garden enjoys direct access from both the kitchen and second reception room. Predominantly laid to lawn with a patio seating area, it offers a wonderful outdoor space for family living and entertaining.

Rarely available in such a sought-after location, this property presents a unique opportunity for builders, developers and private purchasers, to restore and enhance a handsome Victorian home in one of the area's most desirable streets.

LOCATION

The property is situated on Fairfield Road in Montpelier, an area known for its sense of community and an extensive range of independent businesses. Fairlawn Primary School is just moments away and a wide range of open green spaces including St Andrews Park and Montpelier Park, are within easy reach on foot.

The Bristolian, Café Kino and The Crafty Egg offer a range of nearby cafe options, whilst local pubs such as The Cadbury and The Star and Garter serve great Bristol beer from nearby Bristol breweries.

ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

NOTES

Please note, an additional parcel of land including former garages/workshops to the rear of the property is available as a separate lot in the 25 June auction.

TENURE

Please refer to the online auction legal pack for confirmation.

COMPLETION

Completion for this lot will be 12 weeks from exchange of contracts or sooner by mutual agreement.

AERIAL IMAGES

The aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

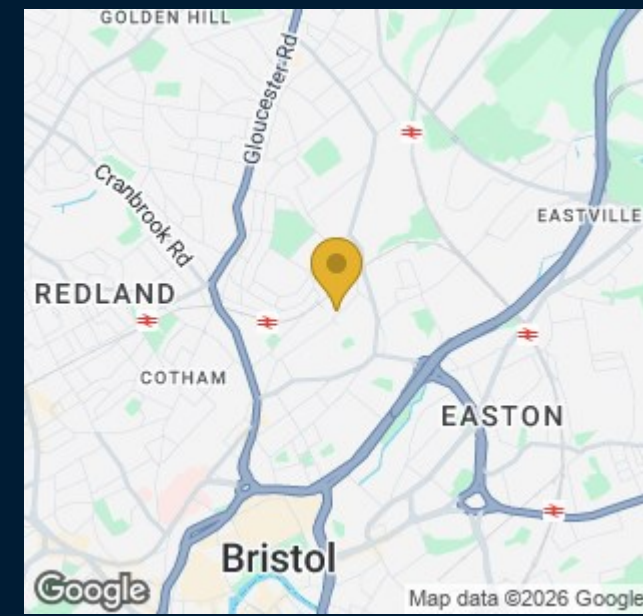
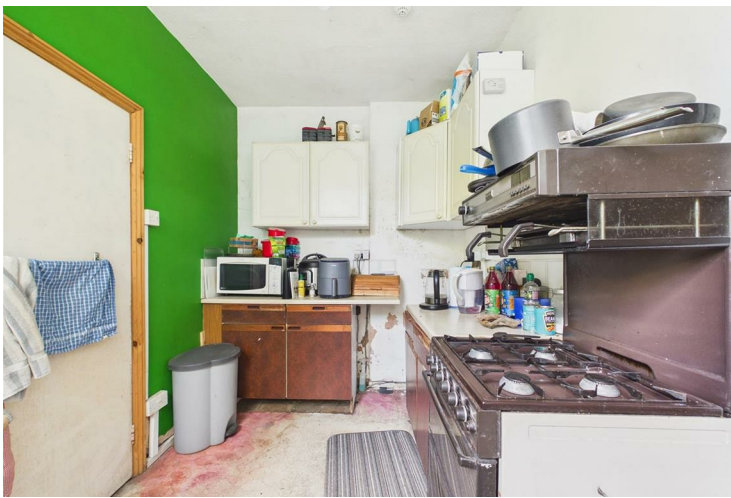
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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