

## 13 St. Pauls Road, Marle Hill, Cheltenham, GL50 4ES

Auction Guide Price +++ £175,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH SEPTEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- FREEHOLD END OF TERRACE HOUSE
- REQUIRES MODERNISATION
- REDUCED FOR AUCTION - WAS £279K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER LIVE ONLINE AUCTION – A Freehold END OF TERRACE 4 BED HOUSE ( 1268 Sq Ft ) in need of MODERNISATION with GARDEN and PARKING | REDUCED - was £279k

# 13 St. Pauls Road, Marle Hill, Cheltenham, GL50 4ES

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 13 St Pauls Road, Marle Hill, Cheltenham GL50 4ES

Lot Number TBC

The Live Online Auction is on Wednesday 16th September 2026 @ 12:00 Noon  
Registration Deadline is on Friday 11th September @ 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 freehold end of terrace house on the borders of Marle Hill and St Pauls within walking distance to the town centre and located close to the Brewery Quarter and Pittville Park. The accommodation ( 1268 Sq Ft ) is arranged over two floors ( plus basement ) with two reception rooms and a kitchen on the ground floor plus 4 bedrooms and a bathroom upstairs. There is a rear garden and vehicular access for off street parking. Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - D

### THE OPPORTUNITY

HOUSE | MODERNISATION

The property now requires modernisation but has huge potential to suit both investors and owner occupiers.

### REDUCED PRICE FOR AUCTION

The property was previously listed with a respected local agent at £279,000 and now has a reduced and attractive guide price for sale by live online auction.

### LOCATION

The centre of this historic town is easily accessible with its plethora of quality shops, other facilities within the area include schools, churches and sports facilities. GCHQ is within a short distance whilst the famous Cheltenham Racecourse lies on the outskirts of the town. There is a direct and quick connection to the M5 motorway giving access to the Midlands and the south west and connecting with the M4 motorway just north of Bristol.

### SOLICITORS & COMPLETION

Solicitor Contact - TBC

### EXTENDED COMPLETION

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

### IMPORTANT AUCTION INFORMATION

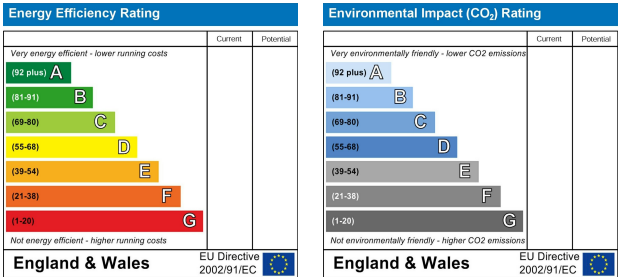
#### VIEWINGS

Please submit a viewing request online and we will contact you to organise an appointment.  
We will send you an email and text to confirm the appointment time and the

## Floor plan



## EPC Chart



9 Waterloo Street

Clifton

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

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## 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.