

## 29 Queen Victoria Road, Westbury Park, Bristol, BS6 7PE

Auction Guide Price +++ £375,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES BASIC UPDATING
- SOUTH FACING GARDEN
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION - A Freehold PERIOD HOUSE ( 946 Sq Ft ) with SOUTH FACING GARDEN | Now in need of BASIC UPDATING with scope for fine FAMILY HOME.

# 29 Queen Victoria Road, Westbury Park, Bristol, BS6 7PE

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 29, Queen Victoria Road, Westbury Park, Bristol, BS6 7PE

Lot Number 3

\*\*\* PLEASE NOTE NEW AUCTION START TIME - NOW 12:00 \*\*\*

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose 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 bay fronted mid terraced period house with charming accommodation ( 946 Sq Ft ) arranged over two floors with enclosed south facing rear garden in this incredibly sought after and quiet residential location yet within moments of both the shops and the Downs. The property has 2 reception rooms and a separate kitchen with access to the garden plus 2 generous bedrooms and a family bathroom on the first floor. Sold with vacant possession.

Tenure - Freehold

Council Tax - D

EPC - E

### THE OPPORTUNITY

PERIOD HOUSE | BASIC UPDATING

The property has been let for many years ( now vacant ) and has scope for basic updating but potential for a fine family home or investment. Please refer to independent rental appraisal.

EXTEND | ATTIC CONVERSION | BEDROOM 3

Interested parties will note that similar properties have extended to the rear and rearranged the ground floor layout to provide an open plan kitchen diner layout.

There is potential to rearrange the first floor layout to create bedroom 3 by moving the bathroom.

In addition there is scope for an attic conversion.

All above subject to gaining the necessary consents.

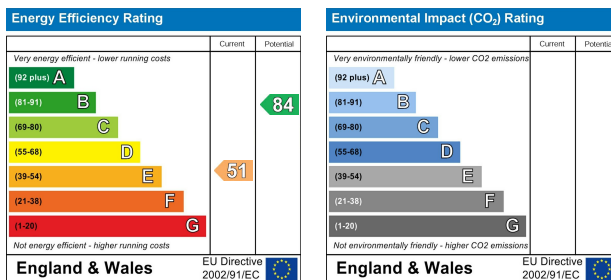
### LOCATION

Westbury Park is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including The Downs, Durdham Downs and Redland Green Park, excellent amenities in Westbury Park, Whiteladies Road and Gloucester Road providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Westbury Park Primary school, Redland Green Secondary school, Badminton, Redmaids and St Ursula's Academy and excellent access to the City.

## Floor plan



## EPC Chart



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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.