

## 12 Bell Hill Road, St George, Bristol, BS5 7LJ

Auction Guide Price +++ £140,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- PERIOD 3 BED HOUSE
- SOUTH FACING GARDEN
- REQUIRES UPDATING | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold TERRACED 3 BED PERIOD HOUSE ( 976 Sq Ft ) with SOUTH FACING GARDEN | Now in need of UPDATING with huge POTENTIAL.

# 12 Bell Hill Road, St George, Bristol, BS5 7LJ

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 12 Bell Hill Road, St George, Bristol BS5 7LJ

Lot Number 10

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

The Live Online Auction is on Wednesday 15th October 2025 @ 12:00 Noon  
Registration Deadline is on Friday 10th October 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"

### THE PROPERTY

A Freehold mid terraced period property with flexible accommodation ( 976 Sq Ft ) arranged over two floors with enclosed south facing garden. The property, believed to have previously been a shop, has a semi open plan layout on the ground floor with sperate kitchen and 3 bedrooms plus a bathroom upstairs.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - E

### THE OPPORTUNITY

EX RENTAL | UPDATING

The property has been let for many years and would now benefit from updating but has scope for a fine home or investment tin this sought after location close to Church Road High Street and St Georges Park. There is scope to rearrange and improve the layout by repositioning the stair case towards the front of the property | Subject to consents.  
Please refer to independent rental appraisals.

### LOCATION

Situated close to the vibrant Church road where an array of local amenities and services are all within walking distance whilst St Georges Park is within a few hundred yards and Bristol City Centre is approximately two miles away.

### SOLICITORS & COMPLETION

Samantha Matthews  
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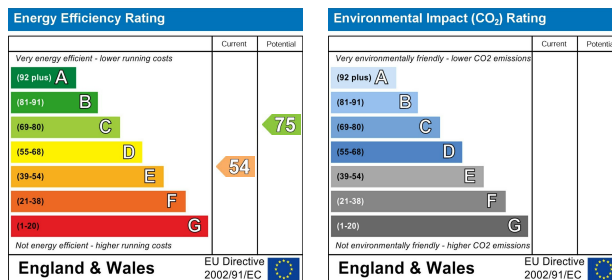
### EXTENDED COMPLETION

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

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT

**hollis  
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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.