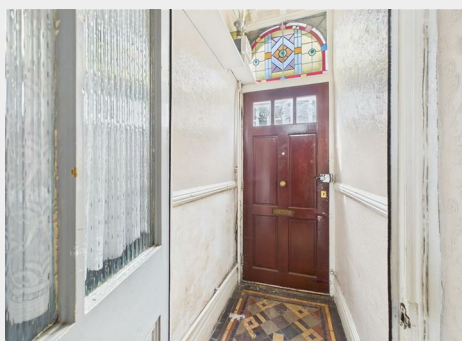


13 Wellington Avenue, Montpelier, Bristol, BS6 5HP

Auction Guide Price +++ £300,000



- 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
- FREEHOLD PERIOD HOUSE
- 3 BEDS | LARGE GARAGE
- MODERNISATION | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Freehold 3 BED PERIOD HOUSE (1232 Sq Ft) in need of MODERNISATION with courtyard GARDEN and GARAGE.

13 Wellington Avenue, Montpelier, Bristol, BS6 5HP

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 13 Wellington Avenue Montpelier, Bristol BS6 5HP

Lot Number TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30
Registration Deadline is on Monday 13th 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 charming Freehold bay fronted 3 bedroom period property with flexible accommodation (1232 Sq Ft) over 3 floors with an array or original features plus garden and garage (to the rear accessed via Banner Road) in this hugely popular area just moments from Stokes Croft and Cheltenham Road.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C
EPC - D

THE OPPORTUNITY

HOUSE | MODERNISATION

The property has been a much loved home for many years but now requires modernisation with scope for a charming 3 bedroom house for owner occupier or investment.
There is scope to improve and increase the size of the rear elevation and attic conversion (stp)
Please refer to independent rental appraisal.

GARAGE

The garage at the rear may suit being demolished and used as a parking space or to increase the size of the garden.

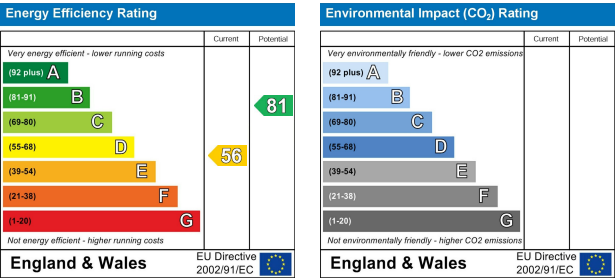
LOCATION

Montpelier is located to the North-East of Central Bristol and is home to a thriving residential community as well as local businesses such as an organic supermarket. There's even a nature reserve and a Church converted into a climbing centre! There are many amenities within walking distance of the property such as the Cabot Circus shopping centre with Showcase Cinema De Lux and the rest of Bristol City centre. The M32 motorway is moments away connecting you to the M4 and M5 in all directions. Bristol Temple Meads train station is less than two miles, while Bristol International Airport to the south of the city is 12 miles.

Floor plan



EPC Chart



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Clifton

Bristol

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

Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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.