

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

Auction Guide Price +++ £150,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17th SEPTEMBER 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- SEPTEMBER LIVE ONLINE AUCTION
- PERIOD 3 BED HOUSE
- SOUTH FACING GARDEN
- REQUIRES UPDATING | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – SEPTEMBER 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 45

The Live Online Auction is on Wednesday 17th September 2025 @ 17:30
Registration Deadline is on Monday 15th September 2025 @ 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 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 separate kitchen and 3 bedrooms plus a bathroom upstairs. Sold with vacant possession.

Tenure - Freehold

Council Tax - B

EPC - TBC

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

Solicitor Contact TBC

EXTENDED COMPLETION

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

RENTAL APPRAISAL

What rent can we achieve for you?

The Bristol Residential Letting Co. are confident this property would make a good rental investment if brought to a standard suitable for the professional rental market. Danny Dean of The Bristol Residential Letting Co suggests a rent in the region of:

12, Bell Hill Road – £1600pcm - £1700pcm

If you would like to discuss more detail on the potential for rental, you can call me on 07738766640 or email (danny@bristolreslet.com) for a no obligation discussion. I am always happy to advise investors on maximising their investment.

IMPORTANT AUCTION INFORMATION



9 Waterloo Street
Clifton
Bristol
BS8 4BT

Tel: 0117 973 6565

Email: post@hollismorgan.co.uk

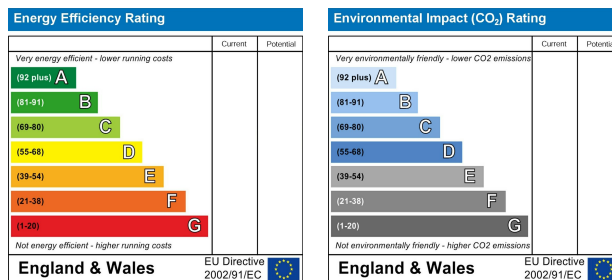
www.hollismorgan.co.uk

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

Floor plan



EPC Chart



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.