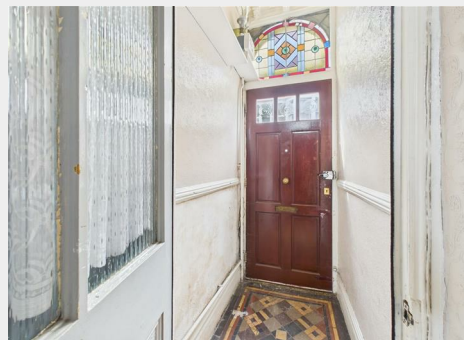


## 13 Wellington Avenue, Montpelier, Bristol, BS6 5HP

Auction Guide Price +++ £300,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIDEO TOUR NOW ONLINE
- VIEWINGS - REFER TO DETAILS
- LEGAL PACK COMPLETE
- 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 5

\*\*\* 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 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

### HISTORY

The family wishes to draw your attention to the history of their previous home, which is truly a special part of its character. During the war, it served as a warden's house, and you can still see the original warden's plaque proudly displayed on the front wall. At the back of the property, a genuine air-raid shelter remains, a unique piece of history. This home's historical significance has not gone unnoticed and has previously drawn the attention of Bristol Heritage. The family chose to remain in the property at the time, but the fact it drew such attention speaks volumes about its unique story and place in the city's past, highlighting its rare character and contribution to the city's narrative, making it a piece of living history waiting to be cherished.

### 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.

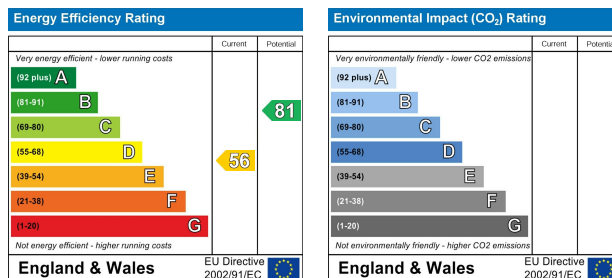
### GARAGE

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

## Floor plan



## EPC Chart



9 Waterloo Street  
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Bristol  
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## Auction Property Details Disclaimer

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Please refer to our website for further details.