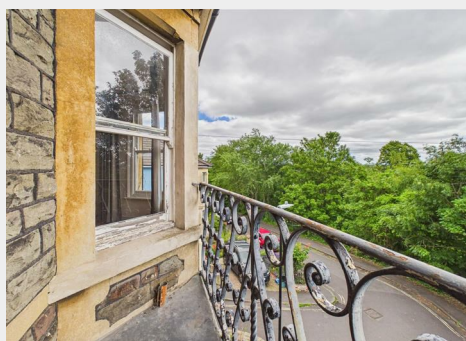


4B Hurlingham Road, Montpelier, Bristol, BS7 9BA

Auction Guide Price +++ £325,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- OCTOBER LIVE ONLINE AUCTION
- LEASEHOLD MAISONETTE
- 3 BEDS | 2 REC | PARKING | TERRACE | BALCONY
- UPDATING | REDUCED - WAS £425K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A Leasehold 3 BED | 2 REC MAISONETTE (1066 Sq Ft) for BASIC UPDATING | REDUCED - WAS £425K with PARKING | TERRACE | BALCONY | VIEWS

4B Hurlingham Road, Montpelier, Bristol, BS7 9BA

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 4B Hurlingham Road, Montpelier, Bristol BS7 9BA

Lot Number 32

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 2026 @ 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 Spacious Leasehold maisonette occupying the first and top floor of this imposing end of terrace period property located in an elevated position on a quiet no-through road in sought after Montpelier.
The property is accessed via the front communal door or the parking area from Sommerville Road South.
The bright and airy accommodation (1066 Sq Ft) comprises a bay fronted reception room with balcony and views over the city, a kitchen diner, bedroom 1 and the main bathroom whilst upstairs are two further bedrooms plus 1 ensuite.
To the rear of the property is a raised decking area and off street parking.
Sold with vacant possession.

Tenure - Leasehold
Council Tax - C
EPC - C
Management Fees - 50 / 50 Split with Ground Floor Leaseholder | Refer to Online Legal Pack
Lease length - Residue of 999 years from Jan 1st 2002

THE OPPORTUNITY

BASIC UPDATING | EX RENTAL

The property has been successfully let for many years (now vacant) and requires basic updating with scope to make a fine home or investment.
Please refer to the independent rental appraisal.

OPTIONS TO IMPROVE

Interested parties may wish to relocate the kitchen diner into the first floor bedroom to allow direct access to the raised decking area or to combine it with the reception room to create a large open plan living space.
The deck on the rear of the property could be made larger.
There is scope to erect a fence in the rear garden to improve the privacy with the ground floor apartments garden.
Subject to gaining the necessary consents.

REDUCED PRICE FOR AUCTION

The property was previously listed with respected agents with an asking price of £425,000 and now has a reduced guide price for sale by auction

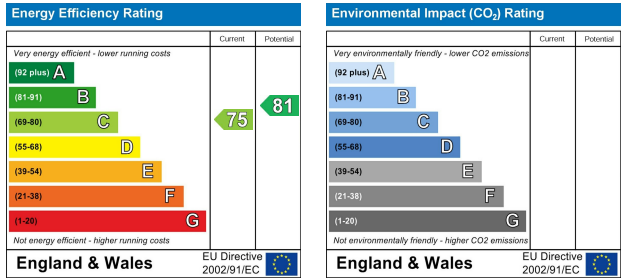
EXTRA INFO

The vendor has included a structural survey in the legal pack.

Floor plan



EPC Chart



9 Waterloo Street
Clifton
Bristol
BS8 4BT

Tel: 0117 973 6565
Email: post@hollismorgan.co.uk
www.hollismorgan.co.uk

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.