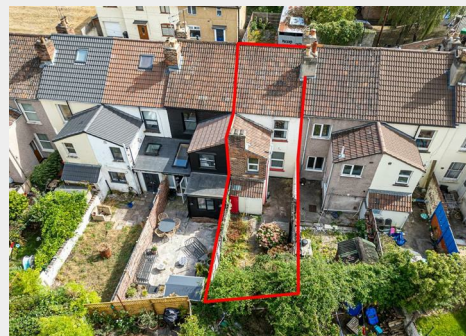


12 Herapath Street, Barton Hill, Bristol, BS5 9SE

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 19TH NOVEMBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- NOVEMBER LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- REQUIRES MODERNISATION
- 2 BEDS | GARDEN | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – NOVEMBER LIVE ONLINE AUCTION – A charming 2 BED PERIOD HOUSE (757 Sq Ft) with enclosed REAR GARDEN and upstairs Bathroom | Now in need of MODERNISATION

12 Herapath Street, Barton Hill, Bristol, BS5 9SE

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 12 Herapath Street, Barton Hill, Bristol BS5 9SE

Lot Number 54

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

The Live Online Auction is on Wednesday 19th November 2025 @ 12:00

Noon

Registration Deadline is on Friday 14th November 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 house located on a quiet street on the edge of Barton Hill just moments from Feeder Road with excellent access to Temple Meads, Temple Quay and the City Centre whilst the Vibrant Church Road with its wide range of shops and amenities is also within walking distance. The accommodation (757 Sq Ft) is arranged over two floors with 2 receptions rooms and a separate kitchen on the ground floor with 2 bedrooms and family bathroom on the first floor whilst to the rear is a pretty enclosed garden.
Sold with vacant possession.

Tenure - Freehold

Council Tax - A

EPC - F

THE OPPORTUNITY

HOUSE | MODERNISATION

The property would now benefit from modernisation with scope for a fine home or investment.
Please refer to independent rental appraisal.

EXTEND TO REAR | ATTIC CONVERSION

Interested parties will note similar properties have upgraded the rear extension and converted the attic space.
All subject to gaining the necessary consents.

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;

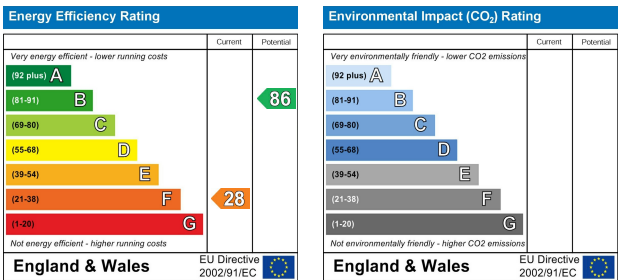
12, Herapath Street – £1300pcm – £1400pcm

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.

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.

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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.