

## 220 A Fishponds Road, Fishponds, Eastville, BS5 6PX

Auction Guide Price +++ £365,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH MARCH 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MARCH LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- LICENSED 5 BED HMO
- £43,740 INCOME PER ANNUM
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MARCH LIVE ONLINE AUCTION - A Freehold PERIOD ( 1442 Sq Ft ) arranged as 5 BED HMO producing £43,740 INCOME pa

# 220 A Fishponds Road, Fishponds, Eastville, BS5 6PX

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 220 A, Fishponds Road Fishponds, Eastville, Bristol BS5 6PX

Lot Number TBC

The Live Online Auction is on Wednesday 11th March 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th March 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 Freehold period property ( 1442 Sq Ft ) comprising the upper floors of this imposing mid terraced house overlooking Eastville Park. The accommodation is arranged over 3 floors with a semi open plan kitchen and reception room leading to the small rear garden plus bedroom 1 on the ground floor. On the first floor is bedroom 2 and the communal bathroom plus bedroom 3 ( with en suite ) with two further bedrooms on the top floor.

The property is offered in excellent decorative order and we are informed of previous works including it being re-wired, re-plumbed, new boiler and insulated and recovered the roof and re-lined all the valleys with GRP in 2018.

Sold subject to existing tenancies.

Please note the basement flat has been sold on a long leasehold.

Tenure - Freehold

Council Tax - A

EPC - TBC

### THE OPPORTUNITY

RESIDENTIAL HMO INVESTMENT | £43,740 pa

The property is a fully licensed 5 bedroom HMO and sold subject to the existing tenancies.

SCHEDULE OF INCOME ( AST per Room )

Room 1 - £735 pcm | commenced 15/3/2025

Room 2 - £710 pcm | commenced 5/4/2025

Room 3 - £850 pcm | commenced 15/11/2024

Room 4 - £675 pcm | Referencing currently ( Updated 18.1.26 )

Room 5 - £675 pcm | commenced 23/12/2025

Total - £3645 pcm | £43,740 pa

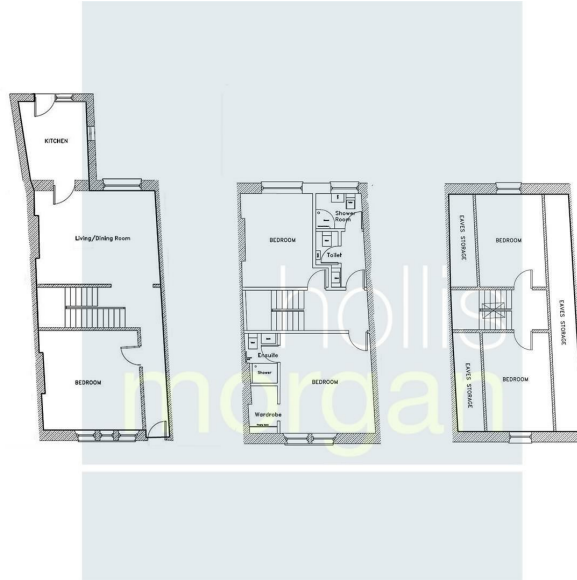
Please note income is inclusive of all bills and utilities.

Refer to online legal pack for copies of AST and further details.

### LOCATION

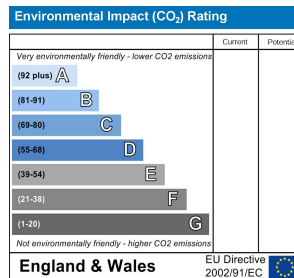
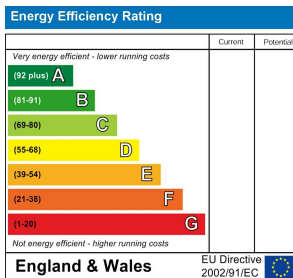
The property is located opposite Eastville Park on the Eastville and Fishponds borders. Local amenities and services are all within close proximity including independent retailers, pubs, bars, cafes and convenience stores. The M32 Motorway is nearby and provides direct routes in and out of Bristol with excellent access to UWE and Bristol University. The City Centre is approximately two miles away.

## Floor plan



<p>Approximate total area<sup>1</sup></p> <p>1341 m<sup>2</sup> 1442 ft<sup>2</sup></p>
<p><small>Measurements are approximate and not to scale. This floor plan is intended for illustration only.</small></p> <p><small>GRAPHISO</small></p>

## 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.