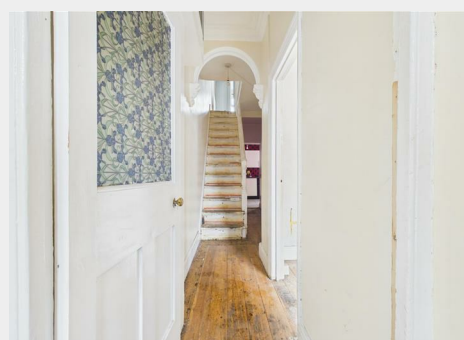
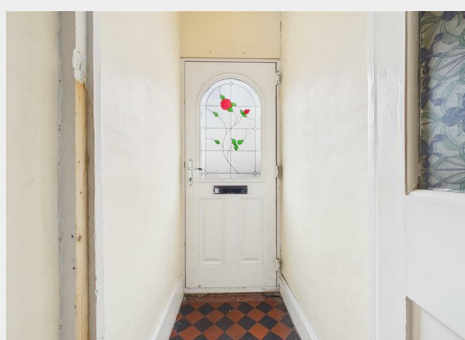
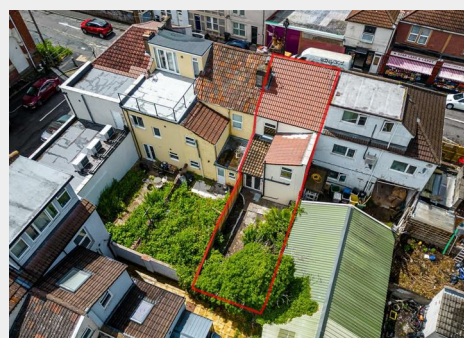


## 3 Roman Road, Easton, Bristol, BS5 6DH

Auction Guide Price +++ £230,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JULY LIVE ONLINE AUCTION
- FREEHOLD PERIOD HOUSE
- REQUIRES UPDATING
- 2 BEDS | GARDEN | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold 2 BED PERIOD HOUSE ( 825 Sq Ft ) in need of UPDATING with REAR GARDEN | Scope to EXTEND + ATTIC CONVERSION stp

# 3 Roman Road, Easton, Bristol, BS5 6DH

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 3 Roman Road, Easton, Bristol BS5 6DH

Lot Number TBC

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon  
Registration Deadline is on Friday 17th July 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 bay fronted mid terraced period property with accommodation ( 825 Sq Ft ) arranged over 2 floors comprising front reception room and semi open plan kitchen/living space opening onto the rear garden whilst upstairs are 2 bedrooms and the family bathroom.  
Sold with vacant possession

Tenure - Freehold  
Council Tax - A  
EPC - E

### THE OPPORTUNITY

FAMILY HOME | UPDATING

The property has been let for many years ( now vacant ) and requires updating and has scope for a fine home or investment in this sought after location just moments from the shops on St Marks Road and the City Centre.  
Please refer to the independent rental appraisal.

EXTEND | ATTIC

There is potential to extend the property to the rear and into the attic space.  
\* 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;

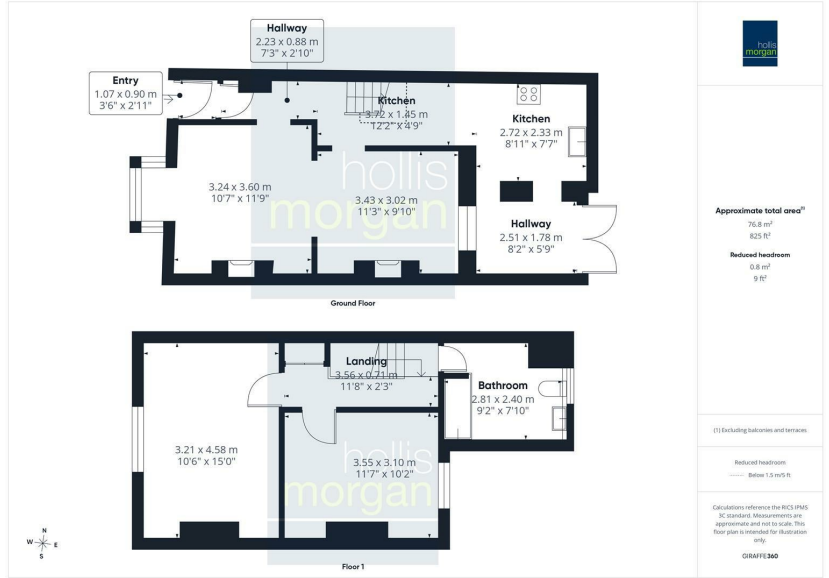
3, Roman Road - £1600pcm - £1700pcm

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.

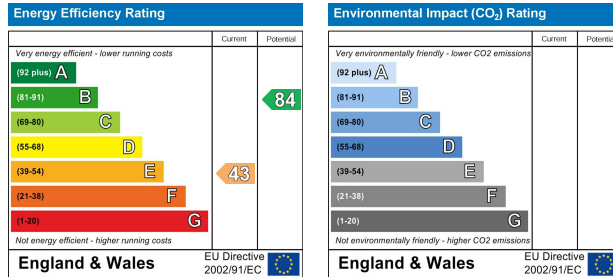
### LOCATION

The property is located a few minutes walk from the amenities of St Marks Road, Stapleton Road, Lawrence Hill and Old Market in the cultural suburb of Easton and offers a wide variety of independent local traders and convenience stores.  
Bristol City Centre is approximately two miles away whilst the nearby M32 motorway network offers a fast route out of the City.

## Floor plan



## EPC Chart



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Bristol  
BS8 4BT  
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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.