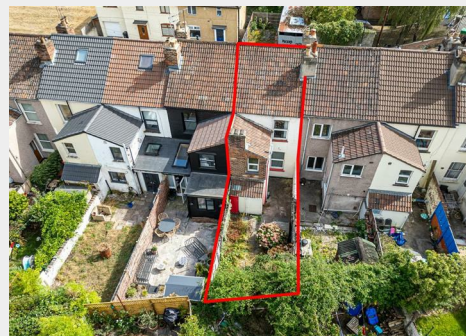


## 12 Herapath Street, Barton Hill, Bristol, BS5 9SE

Auction Guide Price +++ £200,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 15TH OCTOBER 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD TERRACED HOUSE
- REQUIRES MODERNISATION
- 2 BEDS | GARDEN | VACANT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER 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 TBC

The Live Online Auction is on Wednesday 15th October 2025 @ 17:30  
Registration Deadline is on Monday 13th 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 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 reception 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 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.

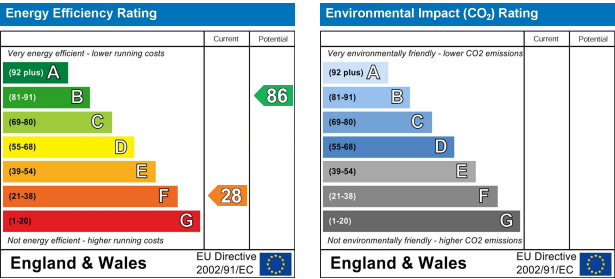
### LOCATION

Herapath Street is located within the popular suburb of Barton Hill, a popular area within a few minutes of the vibrant Church road with its eclectic range of independent shops, pubs, bars, cafes, restaurants and convenience stores and Netham Park. Easy access to the City Centre by car or train with Temple Meads close by.

## Floor plan



## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.