



8 OAKFIELD ROAD

KINGSWOOD, BRISTOL, BS15 8NT



## AUCTION GUIDE £205,000

A well presented two-bedroom terrace house situated on Oakfield Road, Kingswood. The property has been well maintained by the current owner and comprises from a modern kitchen, shower room and open planned lounge/diner. The property would benefit from further modernisation in both bedrooms. We would anticipate a rental of £1,300pcm (£15,600per annum) if let and therefor presents itself as an excellent opportunity for private buyers and investors alike.

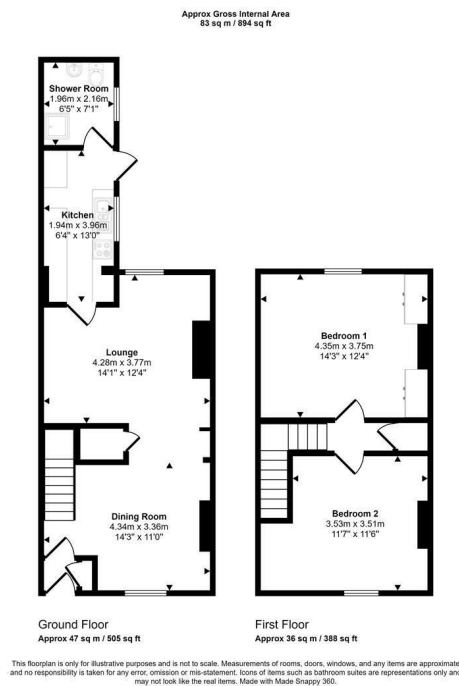
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# 8 OAKFIELD ROAD, KINGSWOOD, BRISTOL, BS15 8NT



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 April 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWING

By appointment.

## SUMMARY

SOLD FOR £208,000 - A TWO-BEDROOM TERRACED HOME WITH MODERN KITCHED AND LARGE GARDEN

## DESCRIPTION

A well presented two-bedroom terrace house situated on Oakfield Road, Kingswood. The property has been well maintained by the current owner and comprises from a modern kitchen, shower room and open planned lounge/dining room. The property would benefit from further modernisation in both bedrooms. We would anticipate a rental of £1,300pcm (£15,600per annum) if let and there for presents itself as an excellent opportunity for private buyers and investors alike.

## LOCATION

Situated on Oakfield Road, Kingswood the property provides easy access to a range of amenities on Hanham High Street as well as High Street, Kingswood. At the end of the road you'll find the popular Court Road Park boasting with green space and sports courts. Beacon Rise Primary School is also a stones throw away from the property.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## GROUND FLOOR

The ground floor comprises of an open landing lounge/ dining room, kitchen and shower room.

## FIRST FLOOR

The first floor comprises of two double bedrooms.

## OUTSIDE

The property benefits from a substantial rear garden measuring approximately 80ft long to the rear laid out patio, gravel and lawn.

## COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

We understand the property to be Freehold, please refer to the legal pack for confirmation.

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

## AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,250 plus VAT (£1,500 inc VAT) buyer's premium payable upon exchange of contracts.

## \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.