



39 ST. NICHOLAS ROAD

ST. PAULS, BRISTOL, BS2 9JJ

Auction Guide £275,000+

- SOLD FOR £341,000 - 25 April Auction
- Well-presented mid-terraced period house
- Two double bedrooms and two reception rooms
- South-west facing rear garden
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

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39 ST. NICHOLAS ROAD, ST. PAULS, BRISTOL, BS2 9JJ

Auction Guide £275,000+



#### 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.

#### VIEWINGS

By appointment.

#### SUMMARY

SOLD FOR £341,000 - WELL-PRESENTED PERIOD TERRACED HOUSE

#### DESCRIPTION

An attractive and well-presented period terraced house with two reception rooms, two large double bedrooms and a modern kitchen and bathroom. The property has been rented out in recent years and is now offered for sale with vacant possession. There is a charming south-west facing garden to the rear and excellent transport links are provided to the city centre.

#### LOCATION

The property is situated in a central and convenient location on St Nicholas Road in St Pauls. Easy access is provided to the city centre and M32 motorway. The popular Cabot Primary School and St Pauls Community Sports Academy are both within close proximity.

#### ACCOMMODATION

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

#### GROUND FLOOR

Comprising an entrance hall, living room with bay window to the front, a central staircase with under stairs storage, a dining/family room with double doors onto the rear garden and a modern fitted kitchen.

#### FIRST FLOOR

Comprising two good-sized double bedrooms and a family bathroom.

#### OUTSIDE

The property benefits from a south-west facing enclosed garden to the rear.

#### COMPLETION

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

#### TENURE

The property is for sale on a freehold basis.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### 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)

#### \*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

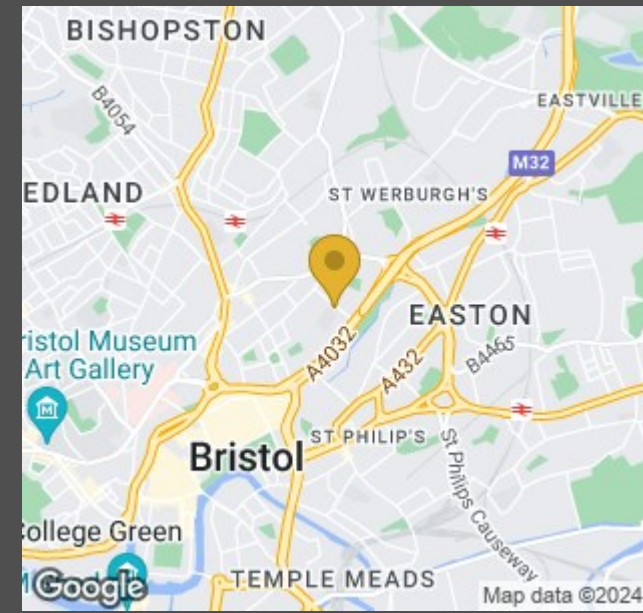
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of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

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.





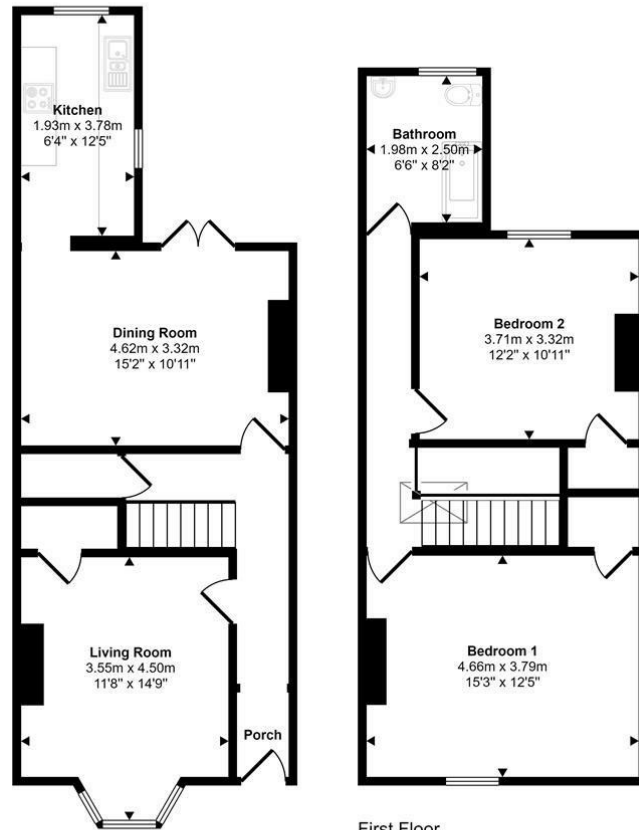


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Approx Gross Internal Area  
98 sq m / 1056 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft

First Floor  
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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