

88 KING GEORGES ROAD
BISHOPSWORTH, BRISTOL, BS13 8LU

Auction Guide £375,000+

- SOLD FOR £400,000 - 21 March Auction
- Substantial detached house (approx. 2,158 sq ft)
- 4 Bedrooms & 3 reception rooms
- Perfect family home / Large HMO / Conversion to 2 houses
- Garage, large garden, off-street parking and cellar
- 12-week completion



Auction & Commercial
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0117 973 4940

www.maggsandallen.co.uk



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Auction Guide £375,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 21 March 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £400,000 - SUBSTANTIAL 4-BEDROOM DETACHED PROPERTY WITH AN EXTENSIVE PLOT AND CELLAR

DESCRIPTION

A substantial 4-bedroom detached house (approx. 2,158 sq ft) occupying a generous plot, which offers a superb opportunity for family buyers and developers/investors alike. The property boasts plenty of off-street parking on a gated driveway, a double length garage, extensive gardens to the rear and a cellar. There is scope to create a fine family home or potentially extend to the side to create two houses or a large HMO, subject to consents.

There is a large and welcoming central hallway, three reception rooms, a kitchen and cloakroom on the ground floor. The main reception room to the right of the hallway and spans the full depth at the property measuring over 25 ft in length. On the first floor, there are four bedrooms and a large family bathroom.

To the rear of the property and accessed from the main reception room through sliding patio doors is an open patio seating area. Moving down the steps, there are two large lawned sections of garden. The cellar can be accessed from the garden and spans beneath the entire house.

LOCATION

The property is situated in a convenient location in Bishopsworth providing easy access to a range of local amenities and Bristol Airport via the A38.

ACCOMMODATION

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

TENURE

We understand the property to be freehold. Please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 12 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

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

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.

PROXY, TELEPHONE & ONLINE REMOTE BIDDING

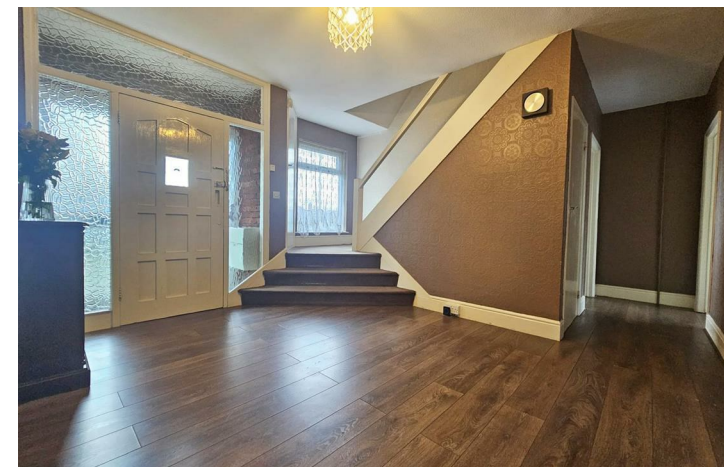
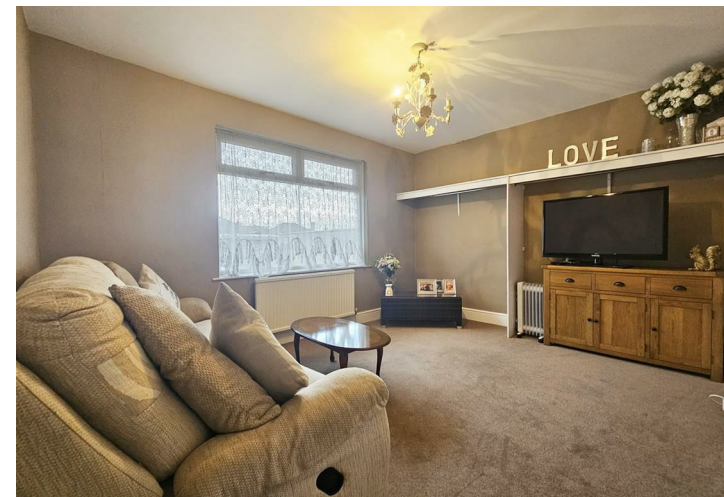
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.

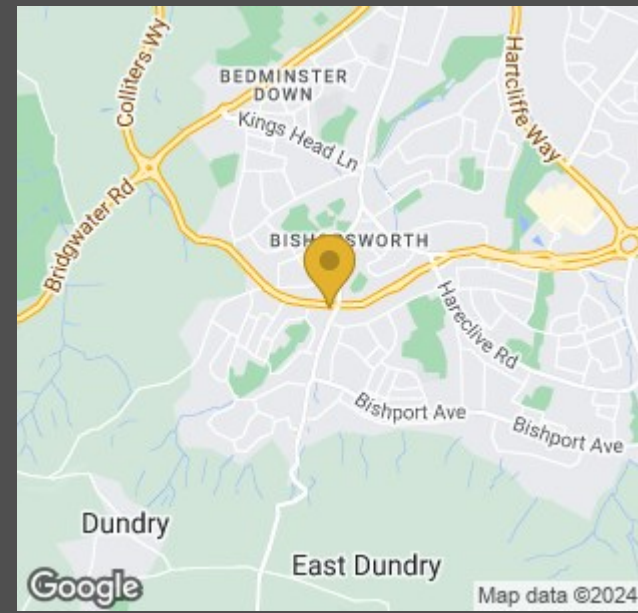
PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £50,000: £2,000
£51,000 - £150,000: £5,000
£151,000 and above: £10,000

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,500 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you.

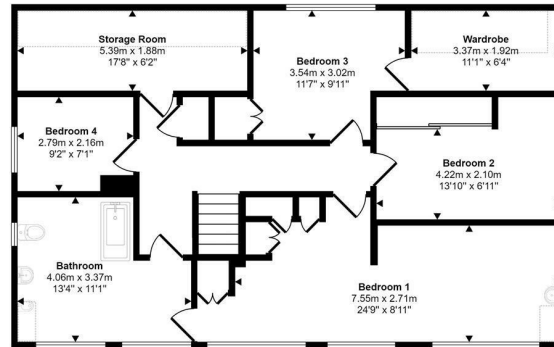
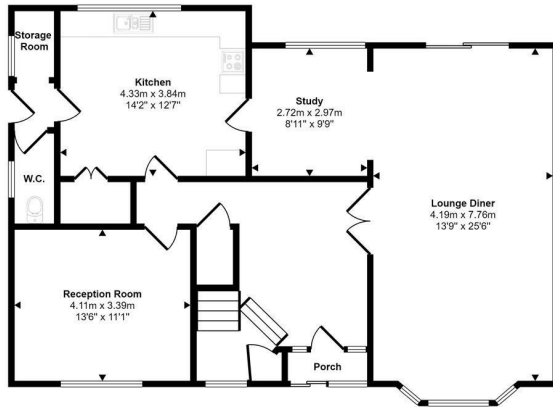




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



Approx Gross Internal Area
200 sq m / 2158 sq ft



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