



16 DOUGLAS ROAD  
HORFIELD, BRISTOL, BS7 0JD



## AUCTION GUIDE £350,000

A large 3-bedroom double-bayed Victorian house situated in a sought after location in Horfield, just off Gloucester Road. The property offers spacious living accommodation and 3 double bedrooms plus a modern kitchen & bathroom. This would make a perfect rental property or family home.

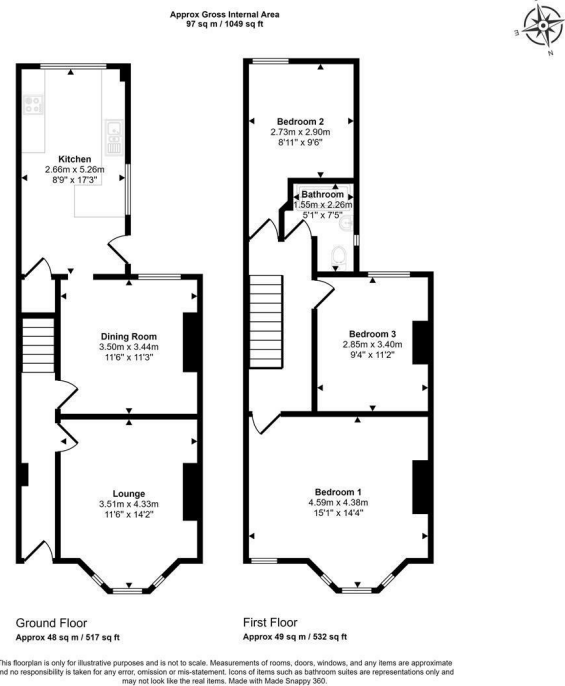
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)



# 16 DOUGLAS ROAD, HORFIELD, BRISTOL, BS7 0JD



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 May 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

LARGE 3 BEDROOM DOUBLE BAYED VICTORIAN HOUSE IN POPULAR LOCATION

## DESCRIPTION

A large 3-bedroom double-bayed Victorian house situated in a sought after location in Horfield, just off the Gloucester Road. The property offers spacious living accommodation and 3 double bedrooms plus a with a modern kitchen & bathroom. This would make a perfect rental property or family home.

## LOCATION

The property is situated on Douglas Road in Horfield a quiet residential road only a short walk away from the vast array of independent shops, restaurants and transport links that Gloucester Road has to offer. The green open spaces of Horfield common are also within close proximity and boasts an impressive recreational park and swimming pool within the ever popular Horfield Leisure centre. Filton Abbeywood railway station is located around 2.4 miles from the property, providing a direct link to Bristol Temple Meads and the City Centre. This side of Bristol also offers residents access to the countryside of South Gloucestershire as well as the M4 and M5 motorways. Excellent transport links are also provided to the city centre and motorways.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising the Hallway, Lounge, Dining room, Kitchen/Breakfast Room with door to rear garden.

## FIRST FLOOR

Comprising 3 double bedrooms and bathroom.

## OUTSIDE

Enclosed rear garden with rear pedestrian access.

## COMPLETION

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

## TENURE

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## 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.