



20 CHURCHLANDS ROAD  
BEDMINSTER, BRISTOL, BS3 3PW



## AUCTION GUIDE £280,000

Good size 3 bedroom house in need of updating situated in a popular residential location. The property offers spacious accommodation with 2 reception rooms and 3 bedrooms plus a South Facing rear garden. This is a sought after location with easy reach of all the amenities in North Street. Once renovated this would make a super family home or rental property.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# 20 CHURCHLANDS ROAD, BEDMINSTER, BRISTOL, BS3 3PW



## 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 HOUSE IN NEED OF MODERNISATION

## DESCRIPTION

Good size 3 bedroom house in need of updating situated in a popular residential location. The property offers spacious accommodation with 2 reception rooms and 3 bedrooms plus a South Facing rear garden. This is a sought after location with easy reach of all the amenities in North Street. Once renovated this would make a super family home or rental property.

## LOCATION

Situated on Churchlands Road and located in a very popular area within a short walk from all the amenities in the thriving North Street. This property is within close proximity of the metro-link, South Bristol Link Road and Parson Street train station providing excellent transport links. A vast array of open green spaces are nearby including South Street Park, Greville Smyth Park, Ashton Court Estate and the popular Victoria Park. There is easy access into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to further transport links including Bristol Airport, Temple Meads Train Station and the M32, M5 for access to Devon/Cornwall or M4 to London.

## ACCOMMODATION

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

## GROUND FLOOR

The accommodation on the ground floor comprises: Hallway, Lounge, Dining Room, Kitchen and bathroom.

## FIRST FLOOR

The first floor comprises 3 good size bedrooms.

## OUTSIDE

Private South Facing rear garden.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

## TENURE

To Be Confirmed within the legal pack.

## 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.



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