

87 WICK ROAD  
BRISLINGTON, BRISTOL, BS4 4HE



## AUCTION GUIDE £295,000+

An attractive and spacious 3-bedroom Victorian terraced house in need of renovation, situated in a popular location in Brislington within close proximity to a range of local amenities on Sandy Park Road. The property benefits from three reception rooms, a large kitchen/diner, three double bedrooms and a good-sized garden to the rear. There is excellent scope to add value and the property will appeal to builders, developers and private buyers looking to take on a refurbishment project.

# 87 WICK ROAD, BRISLINGTON, BRISTOL, BS4 4HE

## 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

SPACIOUS VICTORIAN TERRACED HOUSE FOR REFURBISHMENT

## DESCRIPTION

An attractive and spacious 3-bedroom Victorian terraced house in need of renovation, situated in a popular location in Brislington within close proximity to a range of local amenities on Sandy Park Road. The property benefits from three reception rooms, a large kitchen/diner, three double bedrooms and a good-sized garden to the rear. There is excellent scope to add value and the property will appeal to builders, developers and private buyers looking to take on a refurbishment project.

## LOCATION

The property is situated on Wick Road in Brislington opposite Holmead Primary School. Easy access is provided to Bristol city centre and a wide range of local amenities on the nearby Sandy Park Road.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising an entrance hall, living room, dining room, kitchen/breakfast room and a third reception room with access to the rear garden.

## FIRST FLOOR

Comprising three double bedrooms and a family bathroom.

## OUTSIDE

There is a paved front garden and a good-sized rear garden with pedestrian access via a rear lane.

## TENURE

The property is to be sold on a freehold basis with vacant possession.

## COMPLETION

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

## 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.

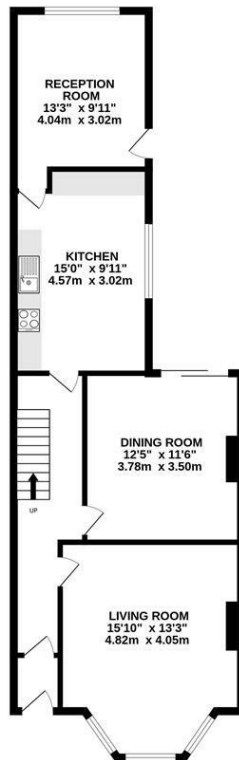
## \*GUIDE PRICE

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.

GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



## 87 WICK ROAD

TOTAL FLOOR AREA: 1248 sq.ft. (115.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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