

1 THE WYNSTONES KINGSWOOD, BRISTOL, BS15 8EU



AUCTION GUIDE £275,000

A three-bedroom end-terraced house in need of modernisation, situated on a substantial corner plot (measuring 357.25 m² (3,845.41 ft²) in Kingswood. The property benefits from a significant amount of outdoor space to the front side and rear offering excellent build potential. The Wynstones presents itself as an excellent opportunity for those looking for a property they can put their own mark on as well as to investors/developers who are interested in exploring the potential of further development on the site (subject to consents). A superb opportunity situated in Kingswood.

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FOR SALE BY AUCTION

This property is due to feature in our online auction on 27 June 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

THREE BEDROOM END TERRACE FOR REFURBISHMENT WITH SUBSTANTIAL GARDEN

DESCRIPTION

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LOCATION

Located on the corner of The Wynstones, Kingswood, easy access is provided to a range of amenities on Hanham High Street as well as High Street, Kingswood. The property is also a short distance for Magpie Bottom Nature Reserve as well as being around the corner from John Cabot Academy.

ACCOMMODATION

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

GROUND FLOOR

Comprising an open lounge/diner with a sizeable rear kitchen.

FIRST FLOOR

Comprising 3 bedrooms and a family bathroom

OUTSIDE

The property sits on a substantial plot laid mainly to lawn measuring approximately 3,845.41 ft² (357.25 m²). The garden which is located to the front, side and back of the property is laid mainly to lawn with a further detached garage to the rear.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: TBC

TENURE

We understand the property is Freehold. Please refer to the online legal pack for confirmation.

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.

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.



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