



BEGGARS ROOST CHARLTON LANE  
BRENTY, BRISTOL, BS10 6SG



## AUCTION GUIDE £410,000

This larger than average detached four bedroom bungalow is tucked away down a quiet privet lane behind Charlton Lane. The property sits on a large gated plot of land approx. 0.3 acres which wraps around creating a stunning garden to the rear and ample off-street parking to the front. Upon entering the bungalow there is a welcoming entrance hall leading directly to the kitchen complete with fitted appliances. There is also a large sitting room with doors that open out to the rear garden. There are four good sized bedrooms, one of which has its own en-suite shower room and walk in wardrobe. The family bathroom is equipped with both a shower and a bath. The property would appeal to a private buyer looking for the perfect family home and investors alike.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

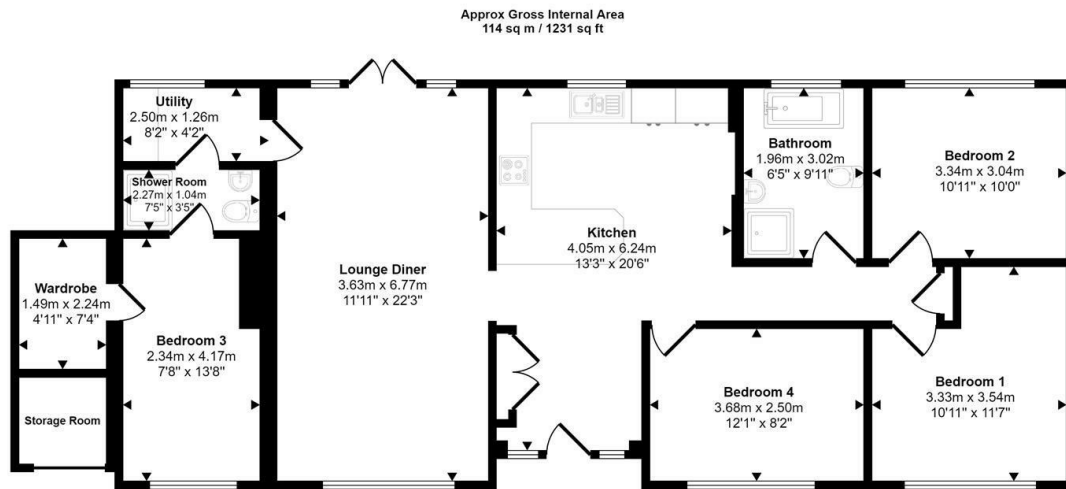
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# BEGGARS ROOST CHARLTON LANE, BRENTRY, BRISTOL, BS10 6SG



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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

SUBSTANTIAL BUNGALOW SITUATED ON A LARGE PLOT APPROX 0.3 ACRES

## DESCRIPTION

This larger than average detached four bedroom bungalow is tucked away down a quiet privet lane behind Charlton Lane. The property sits on a large gated plot of land approx. 0.3 acres which wraps around creating a stunning garden to the rear and ample off-street parking to the front. Upon entering the bungalow you'll find a welcoming entrance hall leading directly to the kitchen complete with fitted appliances. There is also a large sitting room with doors that open out to the rear garden. There are four good sized bedrooms, one of which as its own en-suite shower room and walk in wardrobe. The family bathroom is equipped with both a shower and a bath. The property would appeal to private buyer looking for the perfect family home as well as investors alike.

## LOCATION

The property is situated on a large plot tucked away down a quiet privet lane behind Charlton Lane in Brentry. Easy access is provided to the M5 and Cribbs Causeway via the A4018.

## ACCOMMODATION

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

## GROUND FLOOR

The bungalow is comprised of 4 good sized bedrooms, kitchen, large sitting room, family bathroom, utility room.

## OUTSIDE

Bungalow has a wrap round garden, providing plenty of off-street parking to the front and a large privet garden to the rear. There is also a summer house to the front of the property.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## TENURE

We understand the property to be freehold. Please refer to the 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](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.

## 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



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