



14 OXFORD STREET
KINGSDOWN, BRISTOL, BS2 8HH

Auction Guide £495,000+

- 27 June LIVE ONLINE AUCTION
- Substantial 3-storey, 4 bedroom period property.
- A superb renovation project
- spanning approximately 1,964 sq ft
- Ideal family house or HMO (subject to consents)
- Excellent cul de sac position
- 8-week completion



Auction & Commercial
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Auction Guide £495,000+



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 3-STOREY VICTORIAN END-TERRACE FOR REFURBISHMENT IN KINGSDOWN

DESCRIPTION

14 Oxford Street is a charming four-bedroom Victorian end of terrace house, spanning approximately 1,964 sq ft over three floors. Brimming with potential, the property now requires renovation to restore it to its former glory. Located at the end of a cul de sac within the sought-after neighbourhood of Kingsdown, the property features classic Victorian architectural details including high ceilings, bay windows, and ornate features. The property offers potential to create an amazing family home but also, given the size and excellent location, may be ideal for use as a House in Multiple Occupation (HMO), subject to consents.

LOCATION

Positioned on Oxford Street in Kingsdown, the property is conveniently located for access to St Michaels Hill and Gloucester Road - both of which offer a wide range of amenities including restaurants, coffee shops, and various supermarkets. Several highly regarded schools are in close proximity, including Cotham School and Cotham Gardens Primary School.

ACCOMMODATION

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

GROUND FLOOR

The ground floor comprises a spacious living room with a large bay window flooding the room with natural light, a rear reception room and a generously sized kitchen which leads onto a conservatory and WC.

FIRST FLOOR

Upstairs, the property benefits from three well-proportioned bedrooms, each retaining original period features that add to the home's character. A family bathroom is also located on the first floor.

SECOND FLOOR

A further bedroom is located on the second floor. This inviting space offers direct access to an adjacent loft room, providing additional versatile space for storage, a home office, or a sizeable en suite.

OUTSIDE

A charming garden with mature planting is located at the rear of the property. The garden is mostly paved and also benefits from a feature pond.

TENURE

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

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: F

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.

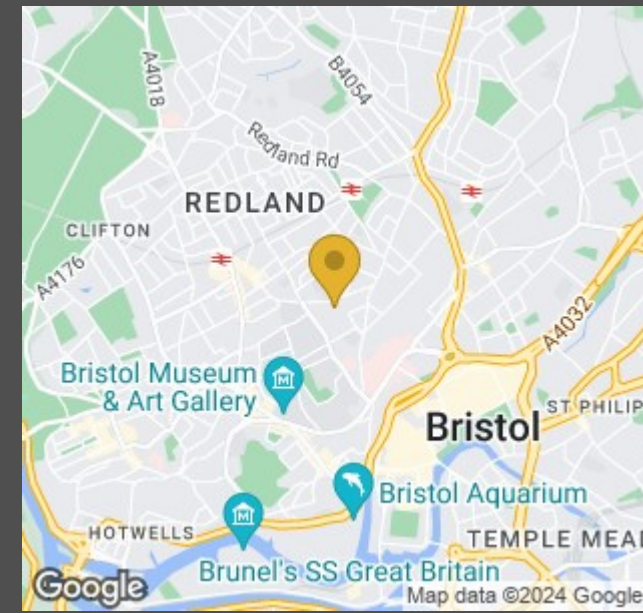
RESERVE PRICE

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

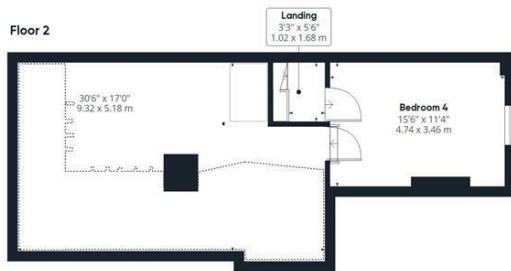
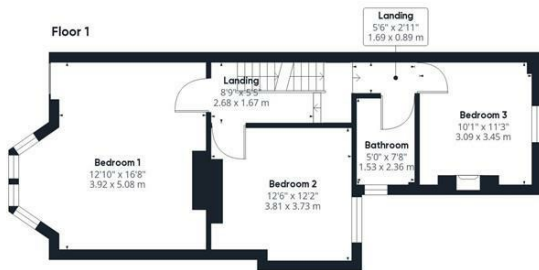
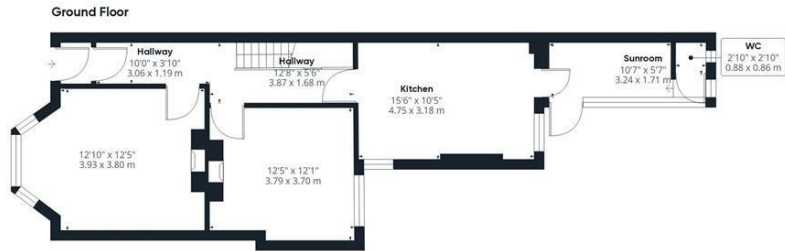
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date 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.





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Approximate total area^m
 1964.97 ft²
 182.55 m²

Reduced headroom
 287.99 ft²
 26.76 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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