



113 COTSWOLD ROAD
WINDMILL HILL, BRISTOL, BS3 4PD

Auction Guide £395,000+

- 25 July LIVE ONLINE AUCTION
- A deceptively spacious 3/4 bedroom family house
- A charming property with a wealth of period features
- Structural repair works required
- Excellent scope to add value
- 12-week completion



Auction & Commercial
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Auction Guide £395,000+



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 July 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

A CHARMING VICTORIAN TERRACE FOR RENOVATION IN WINDMILL HILL

DESCRIPTION

A deceptively spacious mid-terraced Victorian house, in which the current owner has truly embraced the period charm that it offers in abundance. The ground floor comprises two reception rooms with stripped wooden floorboards and a generous kitchen/diner to the rear with access onto the rear garden. The first and second floors currently provide three double bedrooms (one with en-suite) and a large bathroom but could easily be reconfigured to provide four bedrooms. To the rear is a stunning tiered garden a good-sized lawn and raised deck seating area. The property is now in need of some modernisation and there are also structural repairs that will need to be undertaken by the successful buyer.

LOCATION

The property is nestled within the highly sought-after Windmill Hill on Cotswold Road. Easy access is provided to Bristol city centre, the harbourside and a wide range of local independent amenities. Victoria Park is within easy reach and is a great spot for walks and views of the city. North Street is within walking distance and offers a host of independent shops, bars, cafes and restaurants.

ACCOMMODATION

The ground floor comprises an entrance hall, living room with bay window, a second reception room with double doors onto the rear garden and a generous kitchen/diner with a range of wall and base units. The first floor is currently arranged to provide two double bedrooms, a large family bathroom with roll top bath and period white suite and an en-suite shower room but could easily be reconfigured to provide three bedrooms and a bathroom. The loft has been converted to provide a further double bedroom with a dormer window to the rear and a Velux window to the front.

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

STRUCTURAL REPAIR WORKS

Prospective buyers are advised that the property has suffered from structural movement and it is likely that underpinning of the flank elevation will be required along with other remedial structural works. A structural report has been commissioned by the seller and will be available in the online legal pack.

TENURE

Understood to be freehold. Please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 12 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

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 £1,500 plus VAT (£1,800 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.

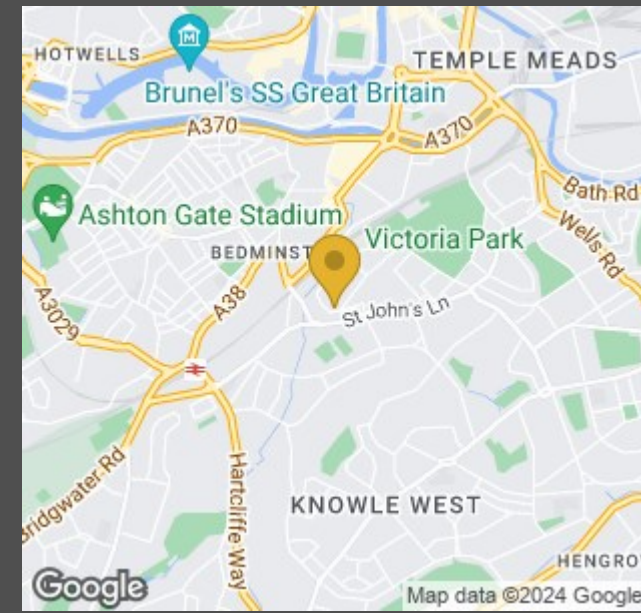
PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £150,000: £5,000
£151,000 and above: £10,000

If you bid is successful, the balance of the deposit monies and Buyer's Premium (1,800 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.





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.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1153.17 ft²
107.13 m²

Reduced headroom

8.54 ft²
0.79 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.

GIRAFFE360



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