



469 BATH ROAD
BRISLINGTON, BRISTOL, BS4 3JU

Auction Guide £425,000+

- 25 July LIVE ONLINE AUCTION
- Freehold period property arranged as 3 flats
- 2 x 2-Bedroom Flats & 1 x 1-Bedroom Flat
- Superb investment or break-up opportunity
- GDV of circa £725,000 / Potential rental income of £42,000 PA
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk





469 BATH ROAD, BRISLINGTON, BRISTOL, BS4 3JU

Auction Guide £425,000+

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

SUBSTANTIAL PERIOD TERRACE ARRANGED AS 3 FLATS

DESCRIPTION

A substantial Victorian terraced property that is arranged as three self-contained flats (2 x two-bedroom flats and 1 x one-bedroom flat). The property is in need of modernisation throughout and offers a superb investment or break-up opportunity with a values totalling circa £725,000 once the flats have been refurbished. The property is offered for sale with vacant possession and further benefits from a courtyard garden to the rear along with three off-street parking spaces with access via the rear lane.

LOCATION

The property is situated in a highly convenient location on the A4 Bath Road with direct views across Arnos Court Park. Easy access is provided to a range of local amenities on Sandy Park Road, Bristol Temple Meads train station and the city centre.

ACCOMMODATION

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

GROUND FLOOR FLAT

Comprising a spacious living room with bay window to the front, two bedrooms, a kitchen, bathroom and rear courtyard garden plus parking space.

FIRST FLOOR FLAT

Comprising a spacious living room with bay window to the front, two bedrooms, a kitchen, bathroom and parking space to the rear.

SECOND FLOOR FLAT

Comprising a living room, kitchen, bedroom, bathroom and parking space to the rear.

RESALE & RENTAL VALUES

We would anticipate the following resale and rental values for the three flats following the refurbishment:

GROUND FLOOR FLAT: £275,000 / £1,300 PCM

FIRST FLOOR FLAT: £250,000 / £1,200 PCM

SECOND FLOOR FLAT: £200,000 / £1,000 PCM

TOTAL: £725,000 / £42,000 PER ANNUM

TENURE

The property is for sale 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 CERTIFICATES (EPCs)

Rating:

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

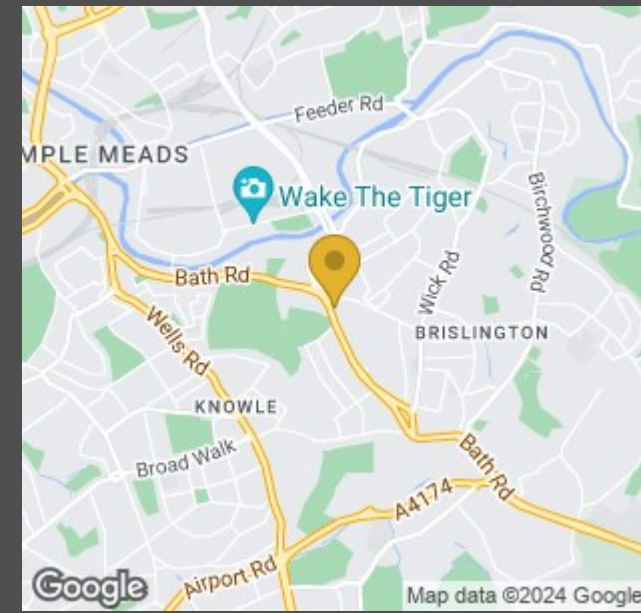
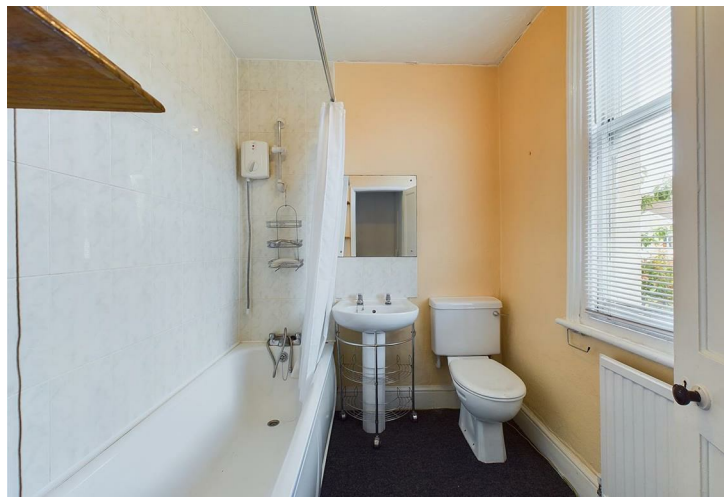
BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,500 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.





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⁾

1906.77 ft²
177.14 m²

Reduced headroom

19.3 ft²
1.79 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



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

