



MAGGS
& ALLEN

31 DAISY ROAD
GREENBANK, BRISTOL, BS5 6JS

Auction Guide £350,000+

- 25 July Auction - LIVE ONLINE AUCTION
- Period property arranged as two flats
- 1 x 2-bedroom garden flat & 1 x 2-bedroom first floor flat
- Potential rental income of £32,400 PA
- Break-up opportunity GDV - £500K
- 8-week completion



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

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Auction Guide £350,000+



FOR SALE BY AUCTION

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

VIEWINGS

By appointment.

SUMMARY

INVESTMENT/BREAK-UP OPPORTUNITY - 2 X 2-BEDROOM FLATS

DESCRIPTION

An attractive a mid-terraced Victorian property that is currently arranged as two well-presented 2-bedroom flats. The ground floor garden flat is offered for sale with vacant possession and the first floor flat is currently let on an AST producing £1,200 pcm. A superb residential investment with a potential rental income in the region of £32,400 per annum or break-up opportunity with sales figures totalling circa £500,000.

LOCATION

The property is situated on Daisy Road, a sought-after residential street in Greenbank with easy access provided to a wide range of local amenities on St Marks Road, local cycle paths and the city centre.

ACCOMMODATION

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

GROUND FLOOR FLAT

Comprising an entrance hall, two double bedrooms, a living room with access onto the rear garden, a kitchen and shower room.

FIRST FLOOR FLAT

Comprising an open-plan kitchen/dining/living room, two double bedrooms and a bathroom.

RENTAL / BREAK-UP VALUES

The first floor flat is currently let on an AST producing £1,200 pcm and the ground floor flat is vacant. We would anticipate the following market rental and resale values for each flat:

GROUND FLOOR FLAT: £1,400 PCM / £265,000

FIRST FLOOR FLAT: £1,300 PCM / £235,000

TOTAL: £32,400 PER ANNUM / £500,000

TENURE

The property is for sale on a freehold basis, subject to the AST of the first floor flat.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Ground Floor Flat: Rating D

First Floor Flat: 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

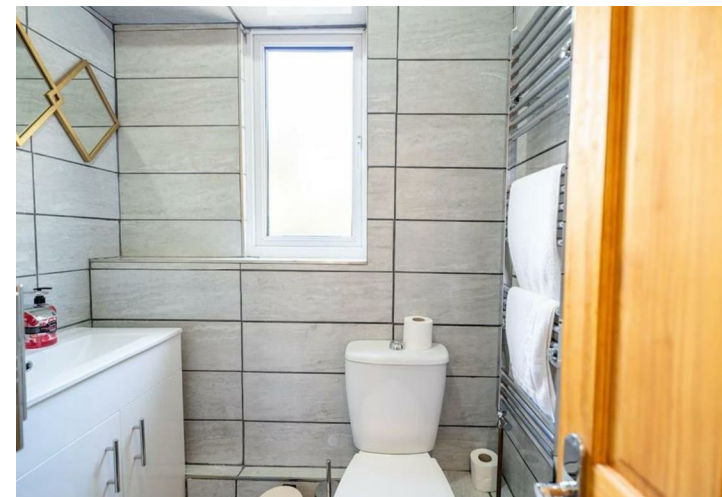
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

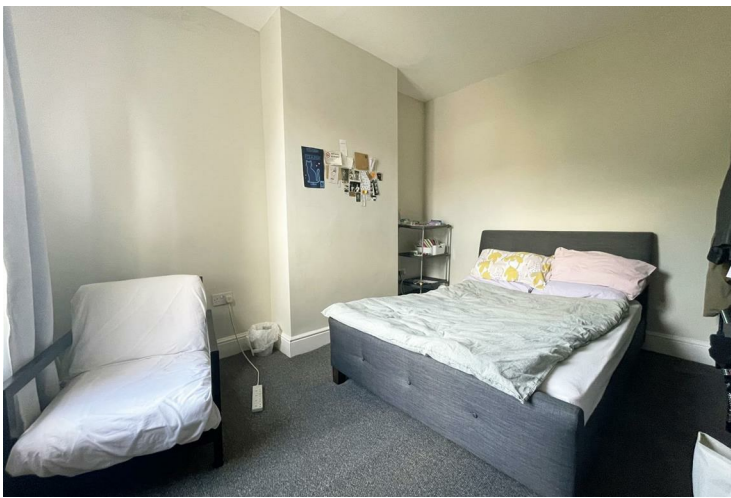
RESERVE PRICE

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.





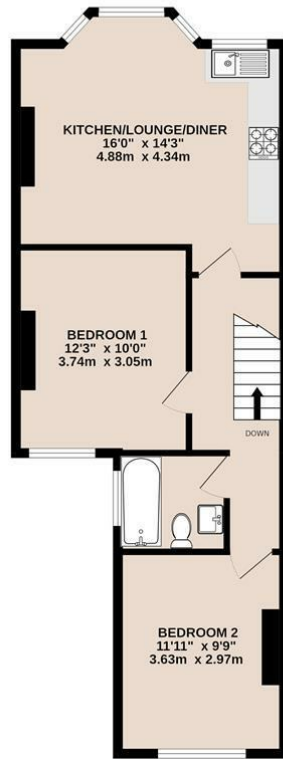
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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



31 DAISY ROAD, GREENBANK

TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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