



113 TWENTY ACRES ROAD

BRENTY, BRISTOL, BS10 6PR

Auction Guide £200,000+

- SOLD FOR £210,000 - 25 July Auction
- Sizeable 3-Bedroom Semi-Detached Family Home
- Sizable South-Westerly Rear Garden
- Off Street Parking
- Excellent Rental Potential
- 8-Week Completion



Auction & Commercial
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Auction Guide £200,000+

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

SOLD FOR £210,000 - A SIZEABLE 3-BEDROOM SEMI DETACHED PROPERTY IN BRENTRY

DESCRIPTION

A sizeable 3-bedroom semi-detached family home located on Twenty Acres Road in Brentry. The property benefits from a south-westerly rear garden and off street parking. It has been well looked after by the current owner, however would benefit from cosmetic updating. The property offers excellent rental potential, due to a range of large employers within an easy commutable distance such as Southmead Hospital, Airbus, Rolls Royce and the Ministry of Defence. We estimate a potential rental income in the region of £1,500 pcm. This property is perfect for investors and private buyers looking to put there own mark on the property. Offered for sale with vacant possession.

LOCATION

The property is located on Twenty Acres Road in Brentry, with easy access provided to local amenities and Badock's Wood, and only a short walk to Bristol Free School and Little Meadow Primary School. The location presents an excellent investment opportunity with a range of large employers in the vicinity including Southmead Hospital, Airbus, Rolls Royce and the Ministry of Defence.

ACCOMMODATION

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

GROUND FLOOR

The ground floor is comprised of an entry hall, WC, kitchen/diner and living room.

FIRST FLOOR

The first floor provides three bedrooms and a bathroom.

OUTSIDE

To the rear there is a sizable south-westerly garden and to the front there is off street parking.

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 £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

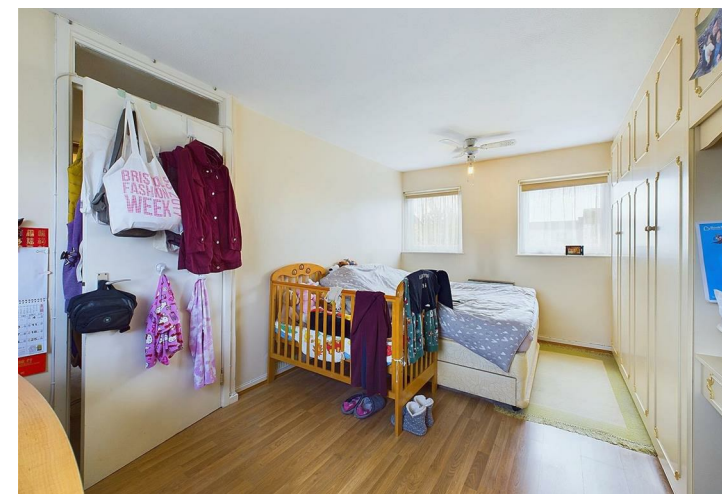
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

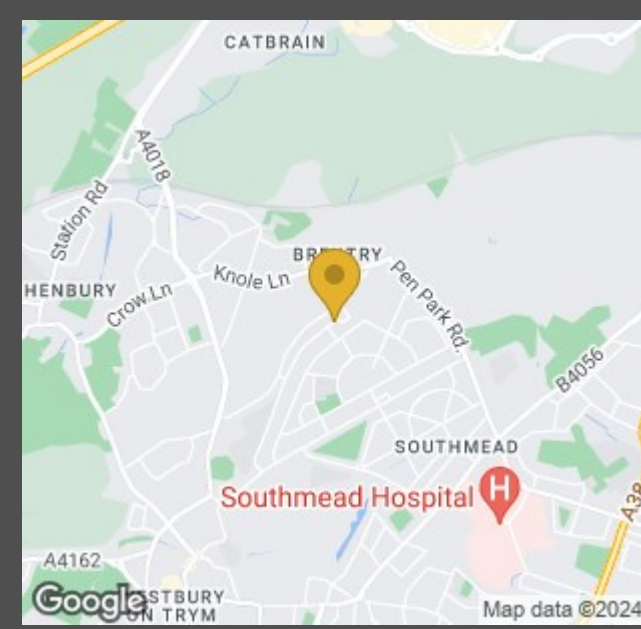
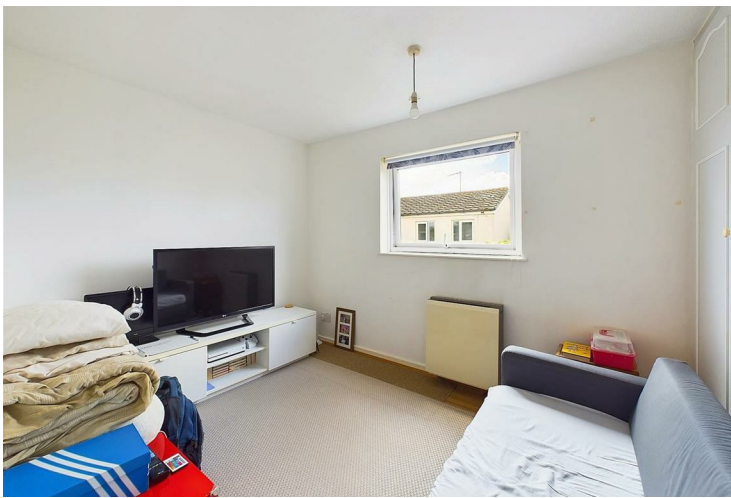
RESERVE PRICE

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.



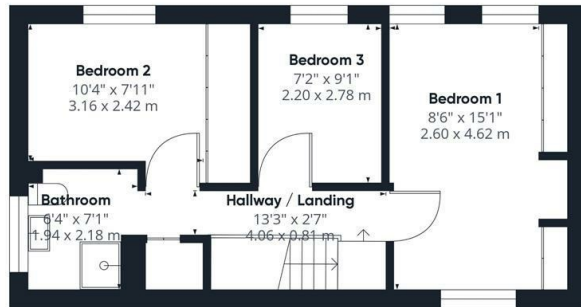


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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

Approximate total area⁽¹⁾
867.07 ft²
80.55 m²

(1) Excluding balconies and terraces

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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