



MAGGS  
& ALLEN

60 DIRAC ROAD  
ASHLEY DOWN, BRISTOL, BS7 9LP

Auction Guide £375,000+

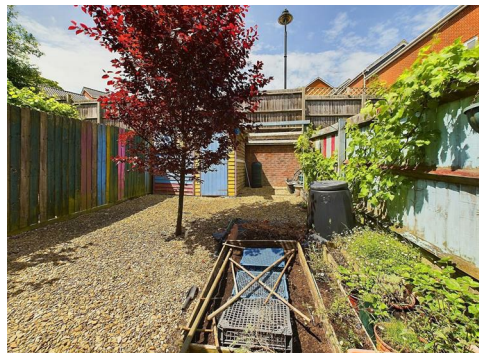
- SOLD PRIOR - 17 October Auction
- 4-bedroom modern town house
- Excellent location in Ashley Down
- Suitable for private buyers & investors
- 8-week completion



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





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Auction Guide £375,000+

#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 October 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SOLD PRIOR - 3 STOREY MORDERN TOWN HOUSE IN ASHELY DOWN

#### DESCRIPTION

This well-maintained three storey town house is arranged to provide a spacious living room, a kitchen/dining room, four bedrooms including a master with en-suite. It boasts a private rear garden and is in excellent condition throughout. With comparable market rents in the area at circa £2,600 pcm, the property would not only make a perfect family home but will appeal to investors too. A fantastic modern home offering superb value for money in this popular location in Ashley Down.

#### LOCATION

60 Dirac Road is located in a modern estate with access solely from Ashley Down Road, resulting in minimal passing traffic. The properties position gives a private feel overlooking mature treeline and allotments. Ashley Down Open Space is only a short distance away and the property is within walking distance of both Gloucester Road and St Werburghs, with even closer local amenities on Ashley Down Road. Despite its proximity to these vibrant areas, the property remains quiet and secluded.

#### ACCOMMODATION

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

#### GROUND FLOOR

Comprising a double bedroom, kitchen/diner and WC.

#### FIRST FLOOR

Comprising a living room, double bedroom and a family bathroom

#### SECOND FLOOR

Comprising the master bedroom with en-suite and a further bedroom.

#### OUTSIDE

Located to the rear of the property is a spacious low-maintenance garden.

#### TENURE

We understand the property to be freehold. Please refer to the online 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: C

#### 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](mailto: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](mailto: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

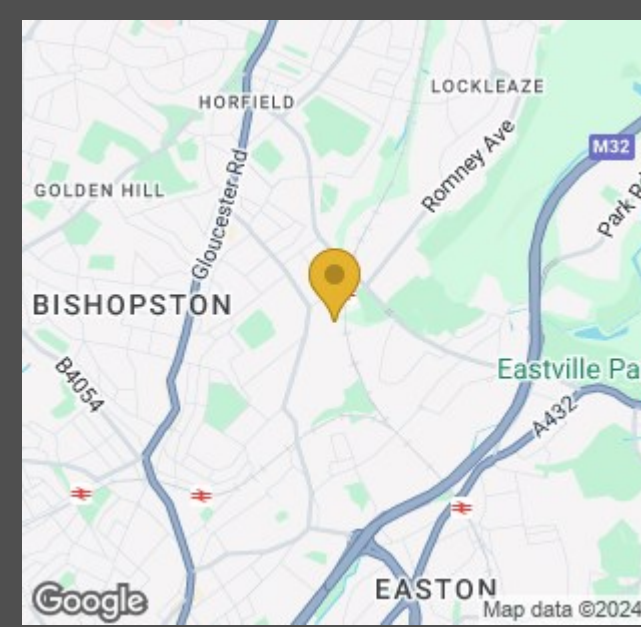
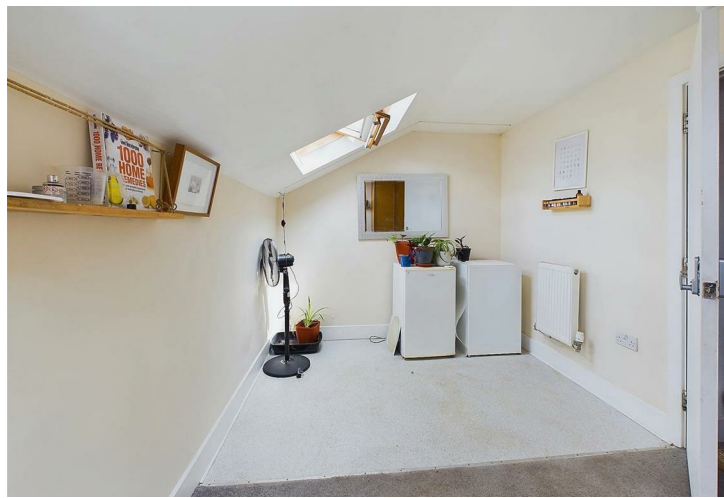
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of 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.



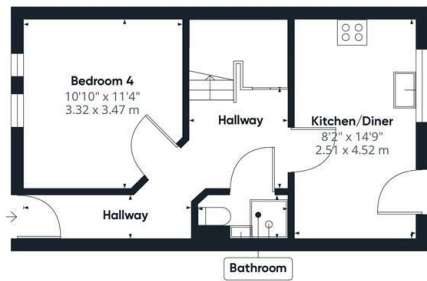




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



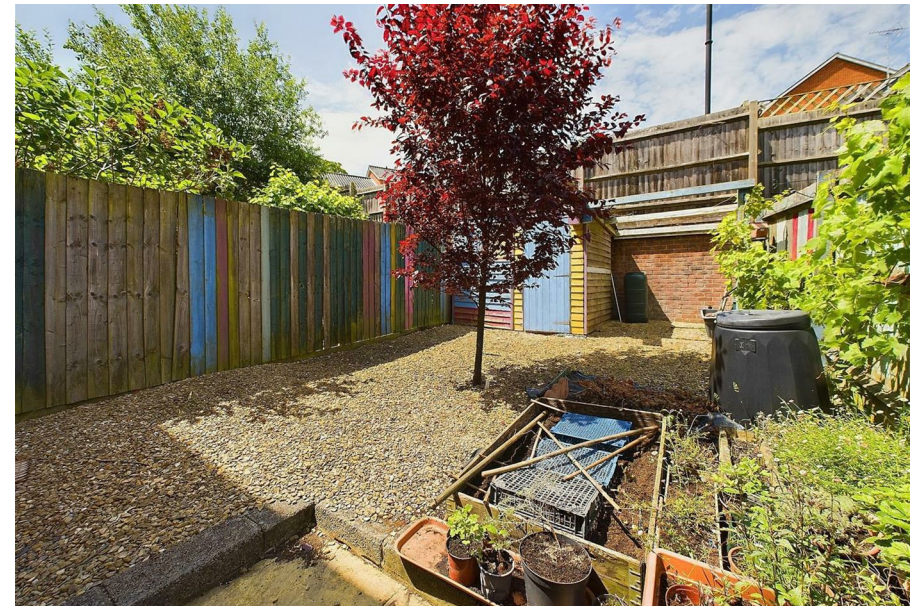
Floor 2

Approximate total area<sup>(1)</sup>  
1137.9 ft<sup>2</sup>  
105.71 m<sup>2</sup>

(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.

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