



MAGGS  
& ALLEN

68 UPLANDS ROAD  
SOUNDWELL, BRISTOL, BS16 4PW

Auction Guide £270,000+

- 25 July LIVE ONLINE AUCTION
- 3- Bedroom semi-detached house
- Parking with charging point & large rear garden
- Rental potential circa £18,000pa
- 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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#### 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

3 BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING & 65FT GARDEN

#### DESCRIPTION

A very well-presented three-bedroom semi-detached home located on Uplands Road in the sought-after area of Soundwell in Bristol. The property is in excellent condition throughout, making it an ideal choice for families or investors. The spacious layout includes three well-appointed bedrooms, a welcoming living area, modern kitchen/diner and a family bathroom. Additional features include a generously sized rear garden, perfect for outdoor activities and entertaining, and a convenient driveway providing ample off-street parking. With potential rental income in the region of £1,500 per month (£18,000 per annum). We understand that similar properties have been converted to HMOs in the area and the property could therefore suit this use, subject to consents.

#### LOCATION

Situated on Uplands Road in Soundwell, the property provides easy access to a range of popular amenities on Fishponds Roads including cafes such as The Crafty Egg & FED as well as your high-street supermarkets like Morrisons and Lidl. Further benefits include an array of green spaces on your door step including but not limited to Barton Fields & Lees Hill Playing Field.

#### ACCOMMODATION

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

#### GROUND FLOOR

Comprising a lounge and kitchen/diner.

#### FIRST FLOOR

Comprising 3-bedrooms and a family bathroom.

#### OUTSIDE

The property benefits from a large driveway with ample space for two cars along with electric charging point. To the rear you'll find a sizeable garden measuring approximately 19.52m (64.05 ft) laid mainly to lawn with a raised deck seating area with covered timber gazebo.

#### TENURE

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: D

#### 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

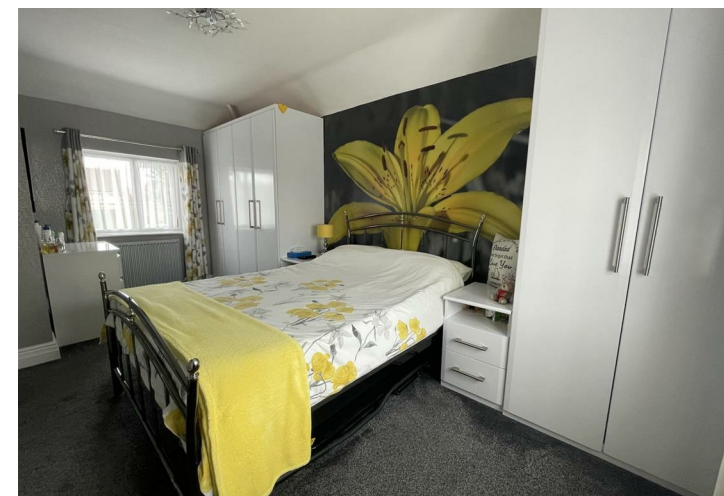
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

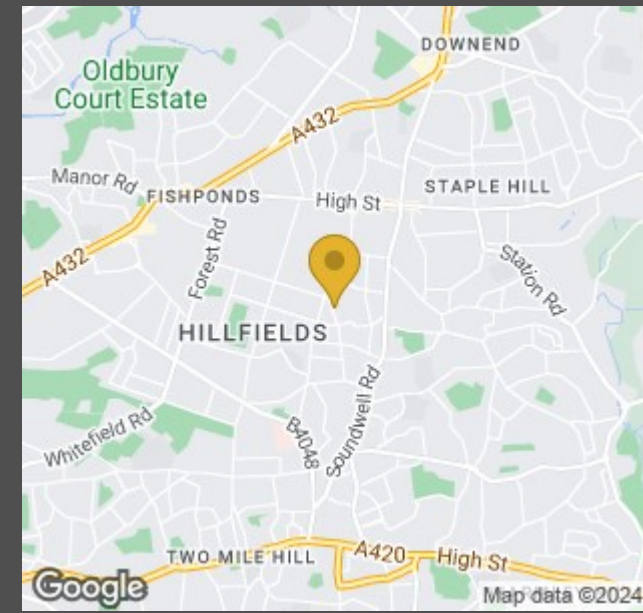
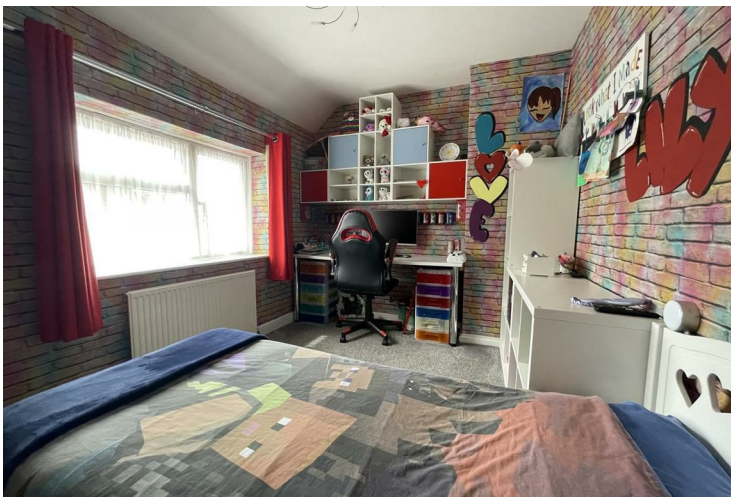
#### RESERVE PRICE

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.

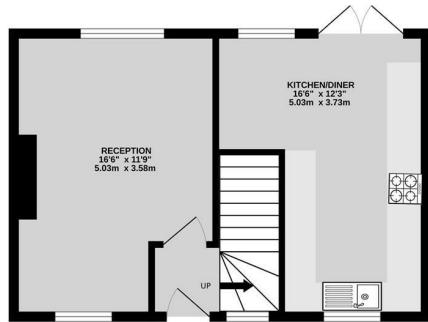




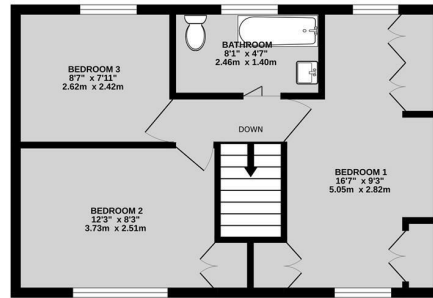
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GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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