



14 FITZROY ROAD  
FISHPONDS, BRISTOL, BS16 3LZ

Auction Guide £450,000+

- 25 July Auction - LIVE ONLINE AUCTION
- An attractive and imposing semi-detached period house
- Four bedrooms and three reception rooms
- Driveway and 62 ft south-facing garden
- Scope to create a superb family home
- 8-week completion



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

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# 14 FITZROY ROAD, FISHPONDS, BRISTOL, BS16 3LZ

## Auction Guide £450,000+

### 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

A SUBSTANTIAL 4-BEDROOM SEMI-DETACHED PERIOD HOUSE FOR REFURBISHMENT

### DESCRIPTION

A handsome and imposing four-bedroom semi-detached period house in need of refurbishment, situated on a popular and convenient residential street in Fishponds. The property benefits from generously proportioned living accommodation and retains a wealth of stunning period features. There is a driveway to the front providing off-street parking and a 62 ft south-facing garden to the rear with side access that offers further potential to extend. A rare opportunity to create a superb family home in this location that will appeal to builders, developers and family buyers looking for a refurbishment project.

### LOCATION

The property is located just off Lodge Causeway, a short distance from the facilities of Fishponds Road, and nearby Eastgate retail park. The Bristol to Bath cycle track is readily accessible, and there is good access to both Bristol and Bath.

### ACCOMMODATION

The property is approached via the driveway, which leads to the entrance porch. There is a central hallway serving the ground floor living accommodation, which comprises a spacious living room with a curved bay window and ornate ceiling rose, a second reception room with full height dual aspect windows onto the rear garden, a separate dining room, kitchen, cloakroom and store room. A turned staircase from the hallway leads up to the first floor accommodation, which provides four bedrooms, a spacious landing and a family bathroom.

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

### OUTSIDE

The property benefits from a driveway to the front providing off-street parking and a 62 ft south-facing garden to the rear with side access.

### 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 CERTIFICATE (EPC)

Rating: TBC

### 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.

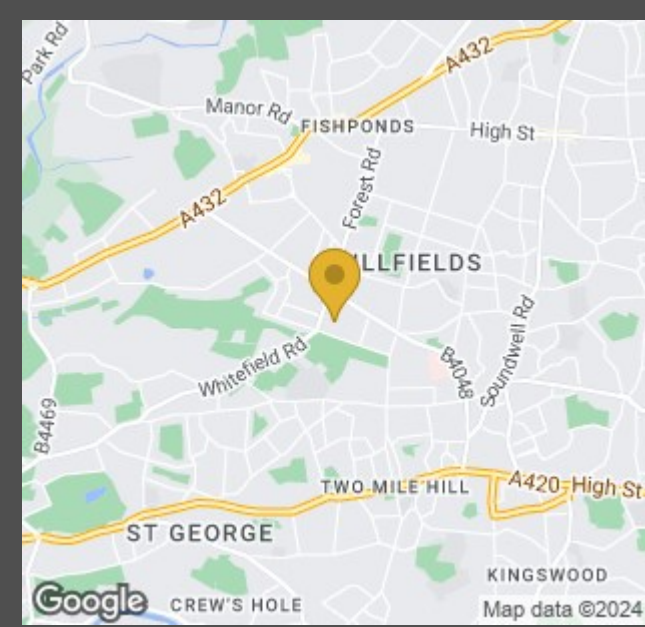
### RESERVE PRICE

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

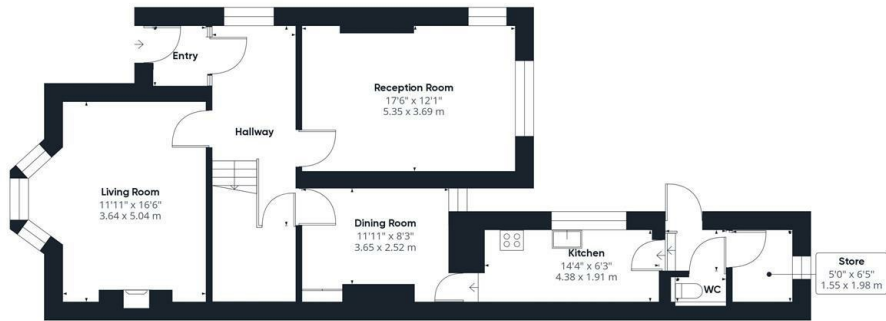
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.



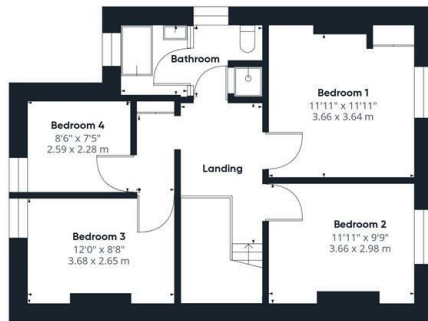


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1464.69 ft<sup>2</sup>  
136.07 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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