



167 LONGMEAD AVENUE
HORFIELD, BRISTOL, BS7 8QG

Auction Guide £450,000+

- 25 July LIVE ONLINE AUCTION
- Three-bedroom family home
- Partially renovated with further scope to add value
- 56 ft rear garden and garage
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



167 LONGMEAD AVENUE, HORFIELD, BRISTOL, BS7 8QG

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

LARGE 3 BEDROOM HOUSE IN GOOD SIZE GARDEN & GARAGE

DESCRIPTION

A three-bedroom end of terrace house that has been partially refurbished and is now in need of further works to create a fantastic family home. The house is situated on the popular Longmead Avenue, which provides easy access to Gloucester Road, Kellaway Avenue and Horfield Common. The property has partially refurbished and has been completely re-plastered, new flooring/carpets have been laid and a new bathroom has been installed. A new kitchen, replacement windows/doors and other finishing works would complete the project. There is a 56 ft garden to the rear and a single lock up garage with access via the side lane.

LOCATION

This house sits in a superb position on the borders of Horfield, Bishopston and Henleaze. Residents of this area are spoilt for choice in terms of good quality nearby pubs and restaurants including The Gloucester Old Spot and The Wellington and Horfield Common is just minutes away, ideal for families with young children. The area also offers easy access in and out of the city, onto the motorways or to the major employers across North Bristol.

ACCOMMODATION

The ground floor comprises of an entrance porch, hallway with under stairs cloakroom, a living room with bay window to the front, a separate dining room with double doors onto the rear garden and an extended kitchen. The first floor accommodation provides three bedrooms and a recently fitted family bathroom. There is further scope to extend full width at the rear and/or convert the loft space, subject to consents.

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

OUTSIDE

There is a 56 ft garden to the rear, laid mostly to lawn with an area of patio off the dining room. A single garage is accessible via the lane at the side of the property.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

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

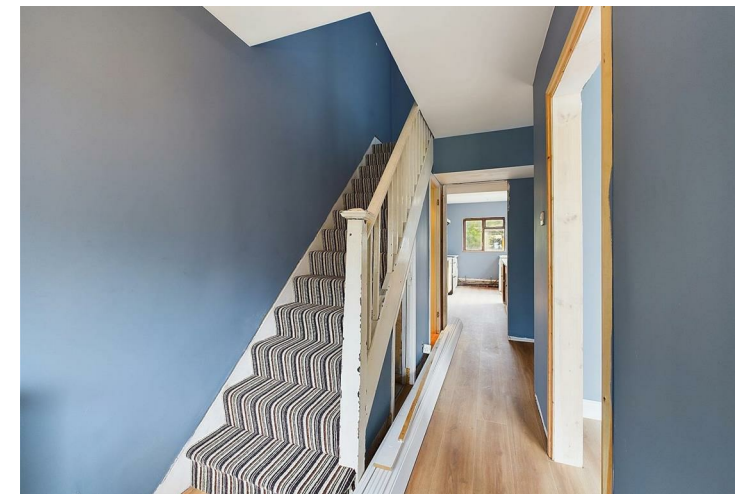
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

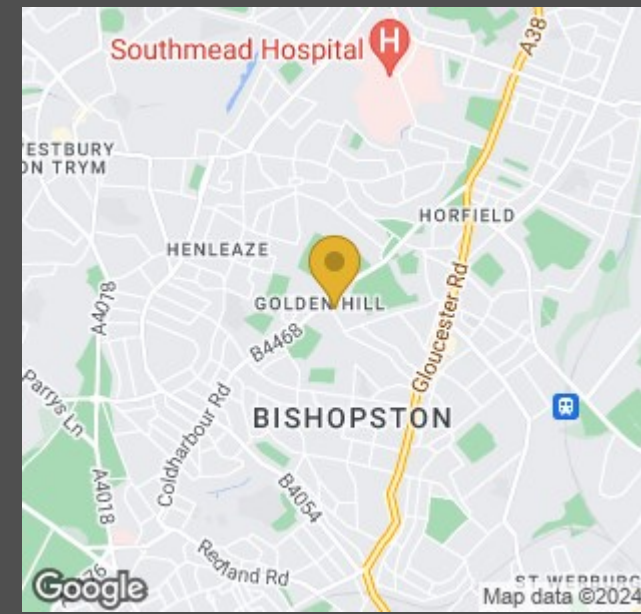
RESERVE PRICE

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⁾

957.94 ft²
89 m²

Reduced headroom

1.38 ft²
0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

