



MAGGS  
& ALLEN

419 SOUNDWELL ROAD  
KINGSWOOD, BRISTOL, BS15 1JT

Auction Guide £220,000+

- 25 July LIVE ONLINE AUCTION
- Attractive 3-bedroom mid-terraced house
- In need of some updating
- Excellent scope to add value
- 8-week completion



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

**0117 973 4940**

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



# 419 SOUNDWELL ROAD, KINGSWOOD, BRISTOL, BS15 1JT

## Auction Guide £220,000+

### 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

THREE-BEDROOM MID-TERRACED HOUSE FOR UPDATING

### DESCRIPTION

An attractive 3-bedroom mid-terraced Victoria house in need of some updating, situated in a highly convenient location in Kingswood. The property benefits from a larger than average rear garden for the area and is currently let producing £843 pcm. An ideal refurbishment opportunity with excellent scope to add value.

### LOCATION

The property is situated on Soundwell Road in Kingswood and is conveniently located for access to a wide range of local amenities on Kingswood High Street. Colebrook Road Park and Play Area is within walking distance and excellent transport links are provided to Bristol city centre.

### ACCOMMODATION

The ground floor comprises of an entrance hall, living room, dining/family room, a kitchen and bathroom whilst the first floor accommodation comprises of three bedrooms.

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

### OUTSIDE

The property is set back from the road and benefits from a courtyard garden to the front and a good-sized rear garden laid mostly to lawn.

### TENANCY DETAILS

The property is currently let on an AST dated 7 February 2019 producing £843 pcm, which is below market level and the tenants are currently holding over. Please refer to the legal pack for a copy of the tenancy agreement.

### TENURE

The property is for sale on a freehold basis, subject to the Assured Shorthold Tenancy above.

### 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.

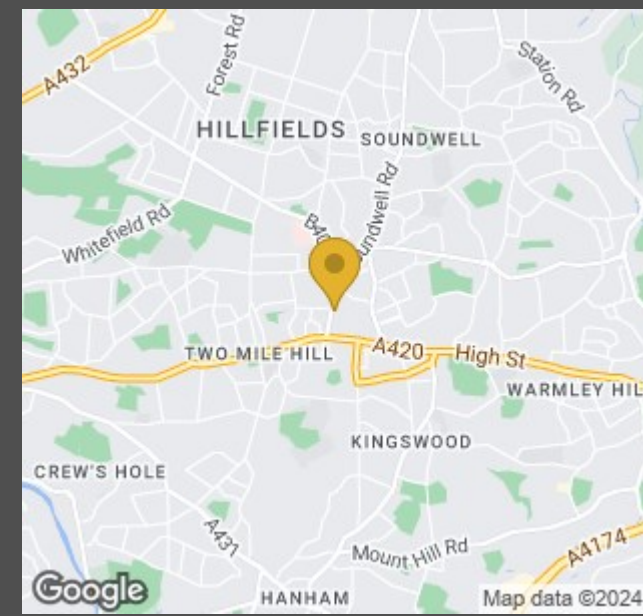
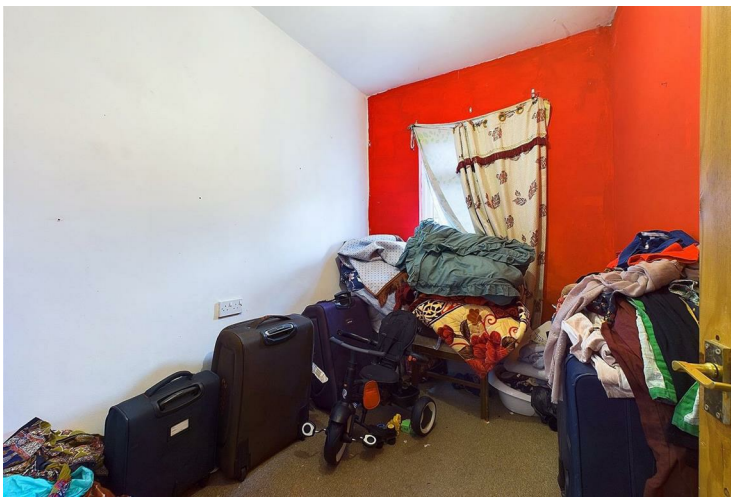
### RESERVE PRICE

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.





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<sup>(1)</sup>  
946.58 ft<sup>2</sup>  
87.94 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.

GIRAFFE360



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