



AVONDALE CHURCH ROAD
SEVERN BEACH, BRISTOL, BS35 4PW

Auction Guide £175,000+

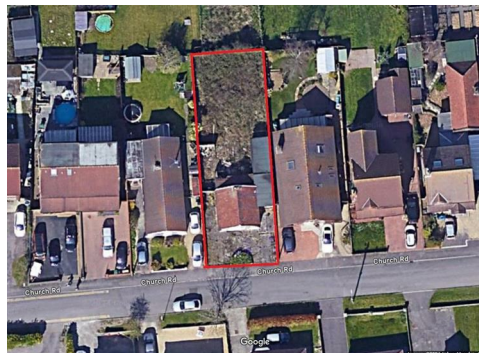
- 19 September LIVE ONLINE AUCTION
- Detached bungalow in need of complete renovation
- Potential for redevelopment, subject to consents
- Approx. 0.1 acre site
- 8-Week Completion



Auction & Commercial
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FOR SALE BY AUCTION

This property is due to feature in our online auction on 19 September 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

LEVEL PARCEL OF LAND APPROXIMATELY 0.1 ACRES CURRENTLY OCCUPIED BY A 2-BEDROOM DETACHED BUNGALOW

DESCRIPTION

A level parcel of land measuring approximately 0.1 acres (417.73 m²), currently occupied by a two-bedroom detached bungalow of non-traditional construction that is in need of complete renovation. The site offers potential to demolish the existing bungalow and re-build one larger property or two smaller dwellings, subject to obtaining the necessary planning consents. A fantastic site with huge potential on a popular road in Severn Beach.

LOCATION

The property is situated on Church Road, a quiet residential street in the heart of Severn Beach. This popular location offers easy access to the M4 and M5, there is also a train station a short way for commuting in to Bristol. There are a wide range of large employers in the local area such as Amazon, Royal Mail and Tesco.

EXISTING BUNGALOW

The existing property is in need of complete renovation and comprises an entrance hall, two reception rooms, two bedrooms, a kitchen and bathroom.

LOCAL AUTHORITY

South Gloucestershire Council.

TENURE

Understood 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: E

*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.

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.

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.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:

£1,000 - £150,000: £5,000
£151,000 and above: £10,000

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 inc VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

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

RENTAL ESTIMATES

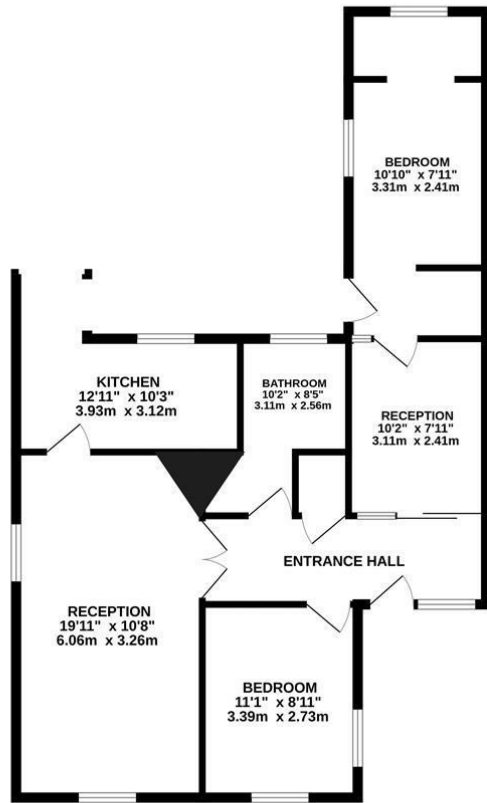




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GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 796 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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