



7 KENSINGTON ROAD
ST GEORGE, BRISTOL, BS5 7NB

Auction Guide £250,000+

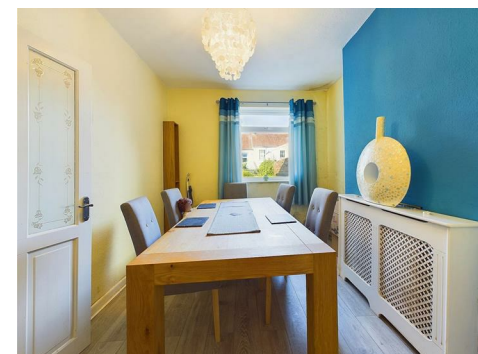
- SOLD FOR £265,000 - 17 October Auction
- A mid-terraced 2-bedroom period terraced house
- Superb location in St George
- Ideal for both private buyers and investors
- Potential rental income of circa £19,200 Per Annum
- 8-week completion



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

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www.maggsandallen.co.uk



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Auction Guide £250,000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 October 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £265,000 - WELL PRESENTED TWO BEDROOM TERRACE IN ST. GEORGE

DESCRIPTION

A mid-terraced two-bedroom period house on a quiet residential street in St George. The property has been rented out in recent years and would now benefit from some updating. The property boasts a spacious living room with bay window, a second reception room, two double bedrooms, a kitchen with a utility room and WC and a West-facing private rear garden. There is scope to add value by converting the loft or extending to the rear. The property will appeal to both private buyers and investors alike, with an estimated rental income of circa £1,600 per calendar month (£19,200 per annum).

LOCATION

The property is situated on Kensington Road in St George, just off Bell Hill Road. A wide range of amenities are available locally and excellent transport links are provided to the city centre. There are a range of green spaces within walking distance of the property including St Georges Park and Troopers Hill.

ACCOMMODATION

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

GROUND FLOOR

The ground floor comprises an entrance hall, two reception rooms, kitchen, utility room and WC.

FIRST FLOOR

The first floor provides a spacious master bedroom with bay window, a second double bedroom and a large family bathroom.

OUTSIDE

To the rear there is a west-facing private garden.

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: 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.

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

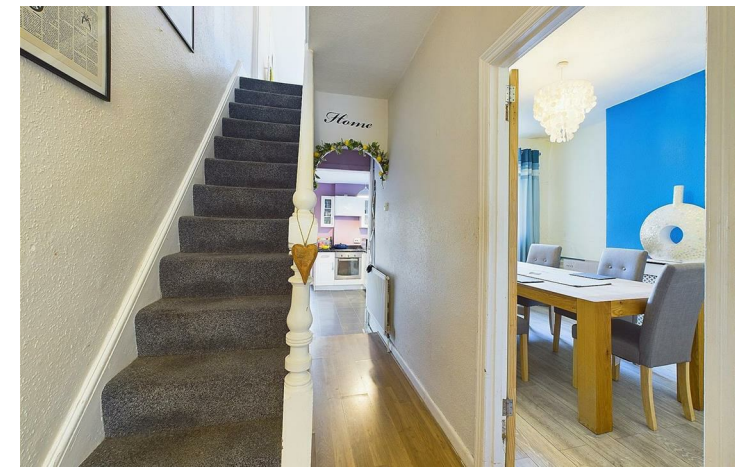
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the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

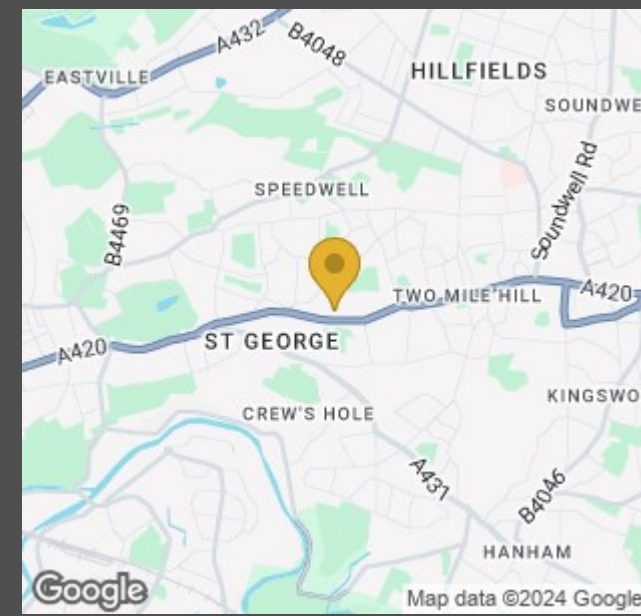
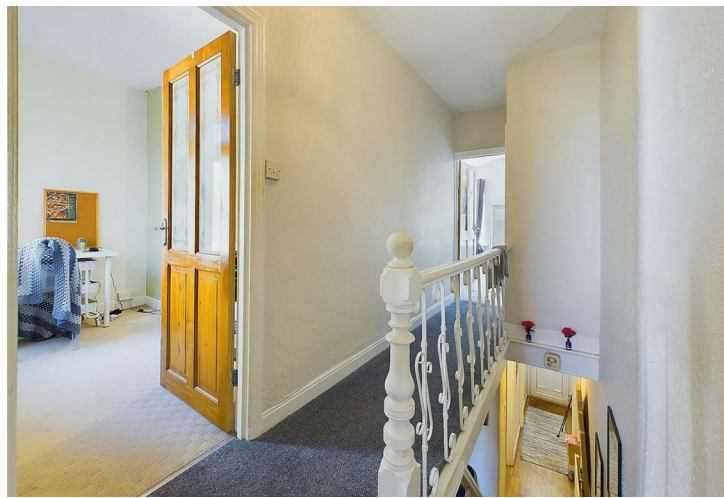
RESERVE PRICE

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

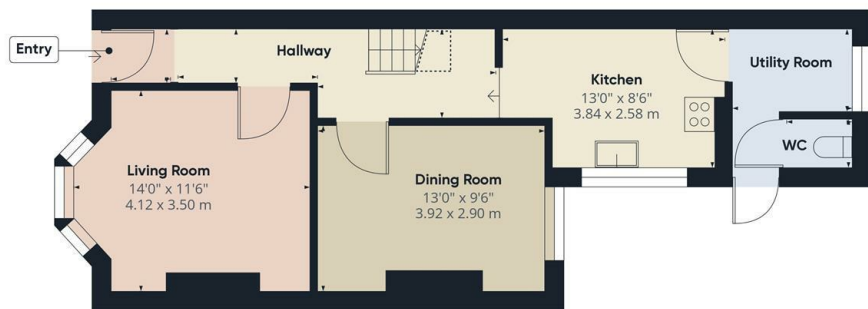
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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



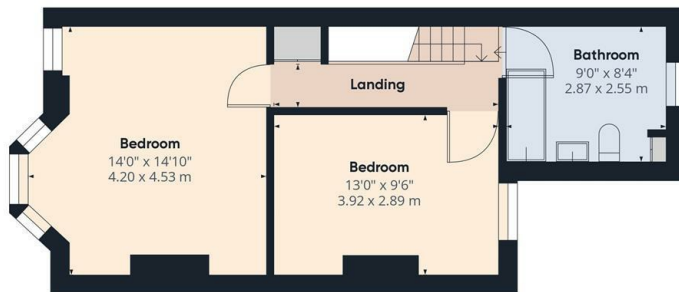


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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⁾

926.02 ft²
86.03 m²

Reduced headroom

9.15 ft²
0.85 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.

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