

203 RIDGEWAY ROAD  
FISHPONDS, BRISTOL, BS16 3LW

Auction Guide £230,000+

- SOLD FOR £279,000 - 19 September Auction
- Period terraced house for updating with large driveway
- Ideal project for builders, developers or private buyers
- Potential to extend to the side
- 8-week completion



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

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





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Auction Guide £230,000+



#### 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

SOLD FOR £279,000 - 3-BEDROOM PERIOD PROPERTY FOR UPDATING WITH LARGE DRIVEWAY

#### DESCRIPTION

A spacious 3-bedroom period end-terraced cottage in need of some updating, situated in a convenient location in Fishponds. The property benefits from well proportioned bedrooms and a spacious and light kitchen/diner. To the rear you'll find a garden laid mostly to lawn. There is also a large driveway to the front and side offering possible potential to extend. The property presents a superb opportunity for private buyers as well as investors & builders looking to add value through refurbishment.

#### LOCATION

Ridgeway Road runs between Fishponds road and Lodge Causeway in Fishponds. Easy access is provided to a wide range of local amenities and excellent transport links are available to the city centre and M32.

#### ACCOMMODATION

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

#### GROUND FLOOR

The ground floor comprises an entrance hall, living room, and an open-plan kitchen/diner with access onto the rear garden.

#### FIRST FLOOR

The first floor provides 3 generous bedrooms and a family bathroom.

#### OUTSIDE

The property benefits from a large driveway located to the front and side of the property (offering potential to extend). The rear garden is laid mainly to lawn with an outside WC & store.

#### TENURE

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

#### 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](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

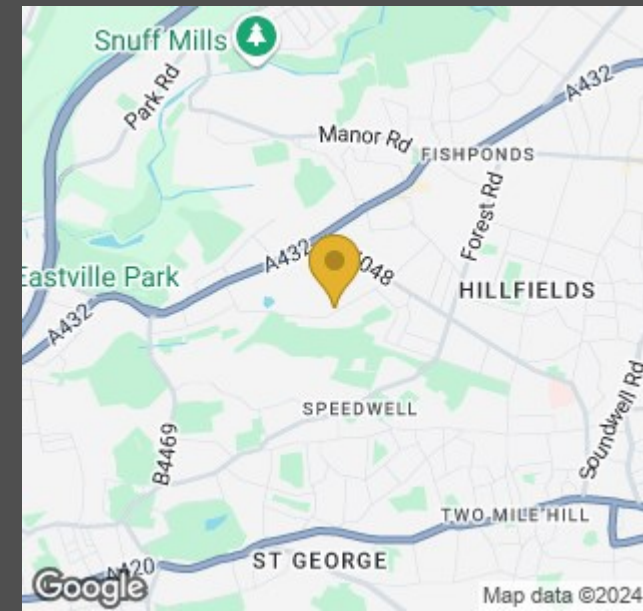
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of 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.



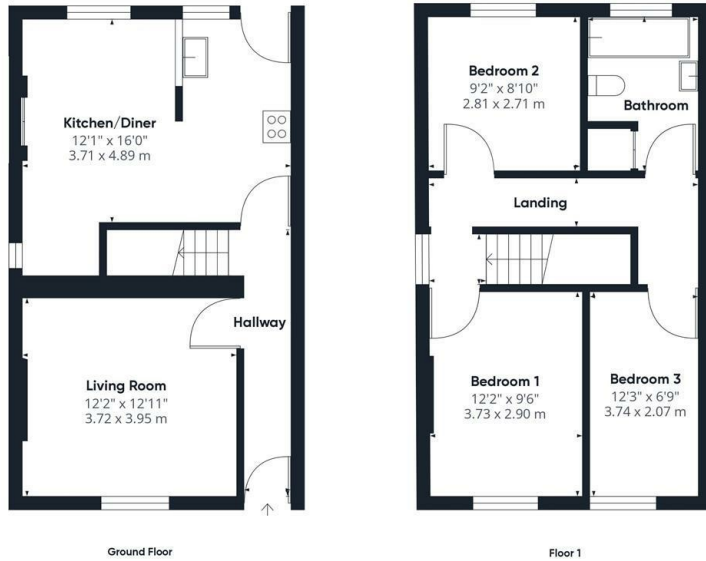




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Approximate total area<sup>(1)</sup>  
 854.55 ft<sup>2</sup>  
 79.39 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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