



2 WOODCOTE ROAD  
FISHPONDS, BRISTOL, BS16 4DE

Auction Guide £235,000+

- SOLD FOR £250,000 - 19 September Auction
- Three-bedroom semi-detached house for updating
- Excellent scope to add value
- Ideal opportunity for developers, investors and private buyers
- Completion: 29 October 2024



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

**0117 973 4940**

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



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Auction Guide £235,000+



#### 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 £250,000 - THREE-BEDROOM SEMI-DETACHED HOUSE FOR UPDATING

#### DESCRIPTION

A three-bedroom semi-detached house for updating, situated in a highly convenient location in Fishponds. The property benefits from two separate reception rooms and a kitchen on the ground floor with three good-sized bedrooms and a family bathroom on the first floor. There is a private front garden and a south-easterly facing garden to the rear. The property offers excellent scope to add value for developers, investors and private buyers alike.

#### LOCATION

The property is situated on Woodcote Road in Fishponds. A wide range of local amenities are available on Lodge Causeway and Fishponds Road. Excellent transport links are also provided to the city centre.

#### ACCOMMODATION

The ground floor comprises an entrance hall, two reception rooms and a kitchen, which leads onto the rear garden. The first floor provides three good-sized bedrooms and a family bathroom.

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

#### OUTSIDE

There is a private front garden and a south-easterly facing garden to the rear.

#### TENURE

The property is for sale on a freehold basis with vacant possession.

#### COMPLETION

Completion for this lot will be on 29th October 2024 or sooner by mutual agreement.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### 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.

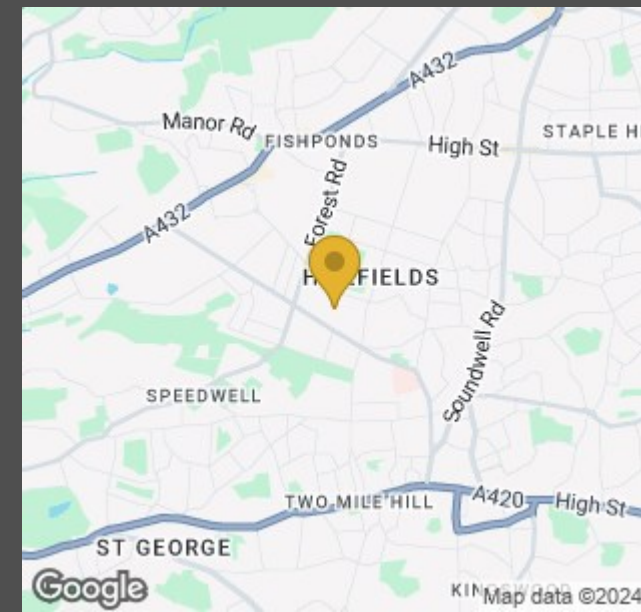
#### RESERVE PRICE

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

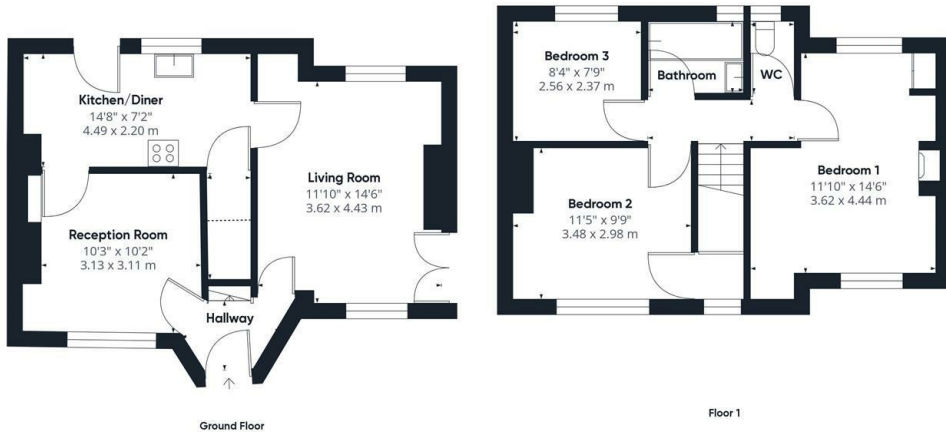
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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





Approximate total area<sup>m</sup>  
 846.47 ft<sup>2</sup>  
 78.64 m<sup>2</sup>

Reduced headroom  
 10.01 ft<sup>2</sup>  
 0.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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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