



45 CHERRY GARDENS
BITTON, BRISTOL, BS30 6JA



AUCTION GUIDE £250,000

This four-bedroom semi-detached house, located on a peaceful cul-de-sac in Cherry Gardens, offers a fantastic opportunity for a complete renovation. Set on a generously sized plot, the property features an extensive rear garden and a driveway along the side. Perfect for private buyers seeking a project to transform into their ideal family home, it also presents an attractive prospect for investors or builders looking to add value.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

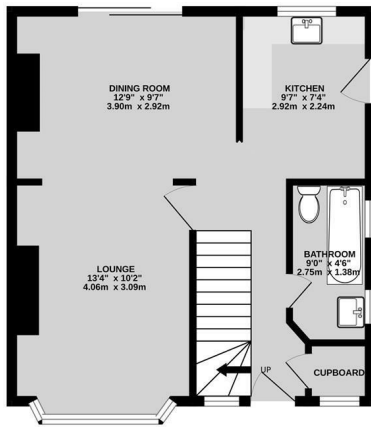
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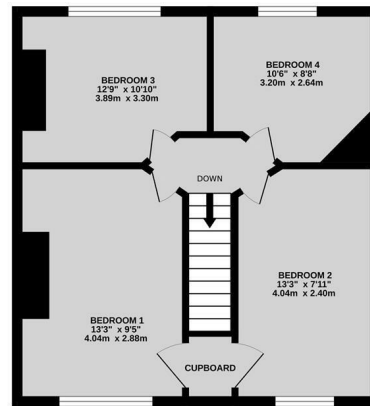


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GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA - 859 sq.ft. (79.8 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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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 £280,000 - 4 BEDROOM SEMI-DETACHED HOUSE FOR COMPLETE RENOVATION

DESCRIPTION

This four-bedroom semi-detached house, located on a peaceful cul-de-sac in Cherry Gardens, offers a fantastic opportunity for a complete renovation. Set on a generously sized plot, the property features an extensive rear garden and a driveway along the side. Perfect for private buyers seeking a project to transform into their ideal family home, it also presents an attractive prospect for investors or builders looking to add value.

LOCATION

Cherry Gardens is a quiet residential cul-de-sac in Bitton. The property is located near by to Avon Valley Railway and the Bristol to Bath bike trail. Further benefits include a range of local amenities on Bath Road.

ACCOMMODATION

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

GROUND FLOOR

Comprising kitchen, bathroom, living room & dining room and utility cupboard.

FIRST FLOOR

Comprising 4 bedrooms.

OUTSIDE

To the front and side there is a large driveway providing off street parking. Large private gardens can be found to the rear of the property.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

We understand the property to be freehold. Please refer to the online legal pack for confirmation.

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



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.