



MAGGS  
& ALLEN

285 STATION ROAD

STAPLE HILL, BRISTOL, BS15 4XP

Auction Guide £250,000+

- SOLD FOR £278,500 - 19 September Auction
- A spacious 3-bedroom semi-detached house for renovation
- Scope to create a superb family home
- Off-street parking and garage
- Potential to extend/convert the loft
- 8-week completion



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

**0117 973 4940**

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



# 285 STATION ROAD, STAPLE HILL, BRISTOL, BS15 4XP

## Auction Guide £250,000+

### 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 £278,500 - SEMI-DETACHED HOUSE FOR REFURBISHMENT WITH OFF-STREET PARKING AND GARAGE

### DESCRIPTION

A spacious three-bedroom semi-detached house in need of renovation, situated in a highly convenient location within close proximity to Staple Hill high street. The property benefits from off-street parking to the front and a good-sized garden and garage to the rear. There is scope to extend and/or convert the loft space, subject to consents. A superb opportunity for builders, developers and private buyers looking for a refurbishment project.

### LOCATION

The property is situated on Station Road on the borders of Kingswood and Staple Hill. Easy access is provided to a wide range of local amenities on Staple Hill high street as well as the popular Page Park. The highly regarded Tynings School is less than 80 metres from the property.

### ACCOMMODATION

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

### GROUND FLOOR

The ground floor comprises a living room with bay window which is open to the rear dining room. There is a separate kitchen and a full length single storey extension to the side providing an additional reception room.

### FIRST FLOOR

On the first floor there are three bedrooms and a family bathroom.

### OUTSIDE

There is a driveway providing ample off-street parking to the front, a good-sized rear garden and a garage accessed via Eastleigh Close.

### TENURE

The property is to be sold on a freehold basis.

### 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.

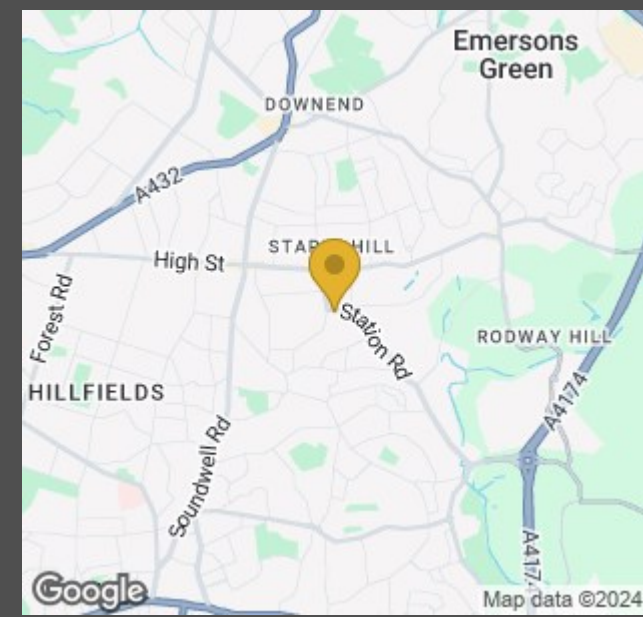
### RESERVE PRICE

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.

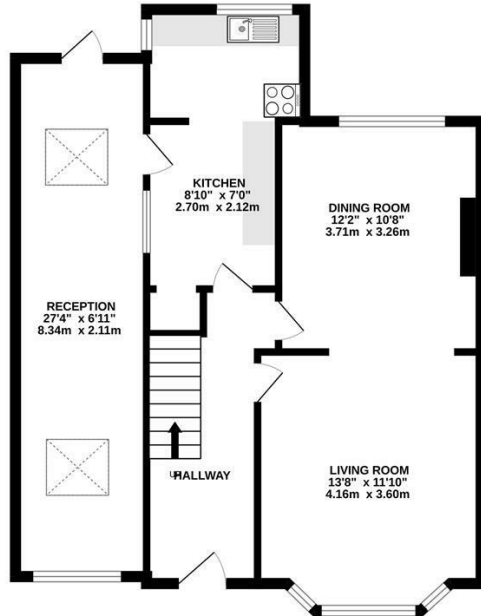




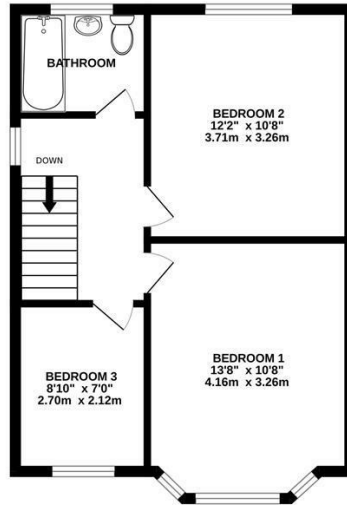
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GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



285 STATION ROAD

TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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