



MAGGS
& ALLEN

9 CROMWELL ROAD
ST ANDREWS, BRISTOL, BS6 5HD

Auction Guide £550,000+

- SOLD FOR £550,000 - 17 October Auction
- Large 4 Bedroom Period Property For Renovation
- Corner Plot Just Off Gloucester Road
- 3/4 Reception Rooms
- Gated driveway for 2/3 cars
- Basement storage space
- Scope To Significantly Add Value



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

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www.maggsandallen.co.uk



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Auction Guide £550,000+



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 £550,000 - LARGE PERIOD PROPERTY WITH OFF STREET PARKING SITUATED ON A CORNER PLOT IN ST. ANDREWS

DESCRIPTION

9 Cromwell Road is substantial 4-bedroom period property situated on a good size corner plot just off Gloucester Road and within walking distance to a wide range of local shops, city centre and Montpelier train station. The property boasts 3/4 reception rooms, basement storage and gated off-street parking for 2-3 vehicles. The property is in need of a complete refurbishment throughout and would appeal to any builder, developer or private buyer looking for a project. There is scope to significantly add value by converting the loft space or converting to building to flats. (subject to gaining the necessary consent).

LOCATION

The property is situated in a highly convenient location on Cromwell Road just off Gloucester Road right next to the Arches, offering a wide range of local shops and restaurants. The property is also within walking distance to the city centre and Montpelier train station.

ACCOMMODATION

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

GROUND FLOOR

The ground floor comprises of four reception rooms and bathroom.

FIRST FLOOR

The first floor is comprised of three good size bedrooms, kitchen, shower room and WC.

OUTSIDE

There is gated driveway providing off-street parking for circa 3 cars and lawned garden. The basement can also be accessed from the drive.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

TENURE

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

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.

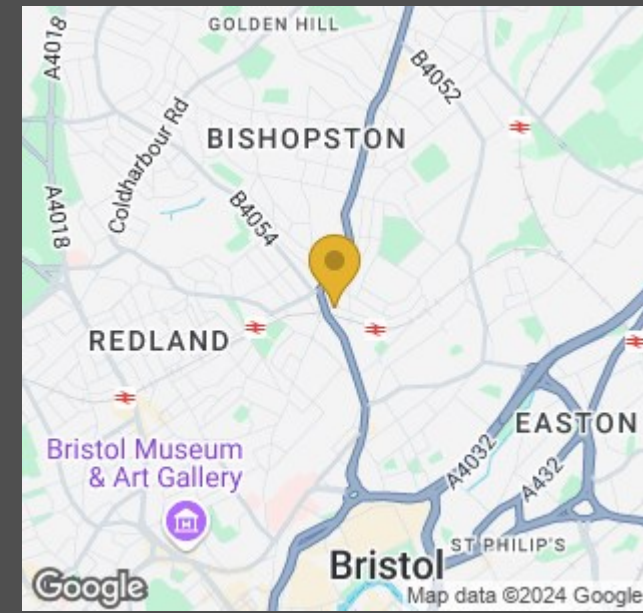
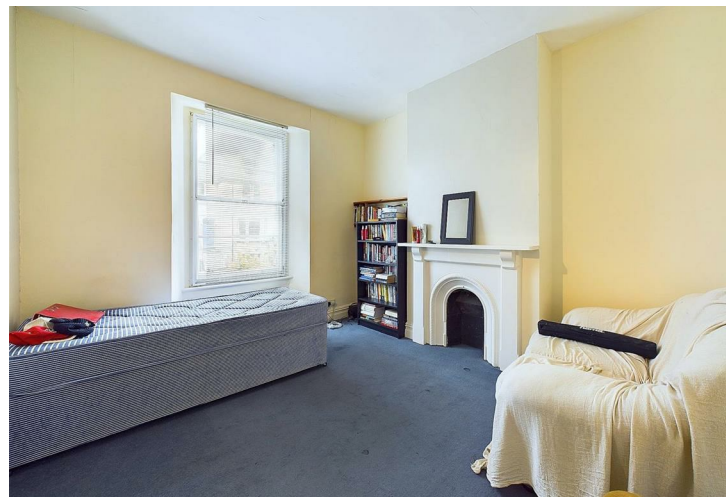
RESERVE PRICE

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

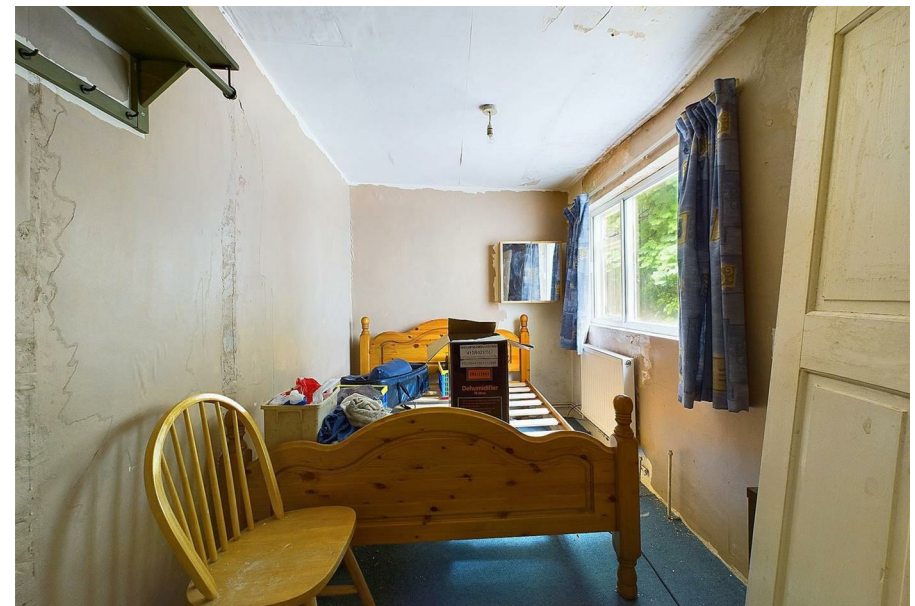
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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





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