



MAGGS  
& ALLEN

32 SANDGATE ROAD  
BRISLINGTON, BRISTOL, BS4 3PS

Auction Guide £285,000+

- 19 September LIVE ONLINE AUCTION
- Freehold Mid-Terraced Period Property Offered For Sale With Vacant possession
- 2 Bed Maisonette and 1 Bed Garden Flat
- Scope to convert back to a family house
- Break Up Value GDV £500,000
- Estimated Rental Income £32,400 PA
- 6-Week Completion



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

**0117 973 4940**

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





32 SANDGATE ROAD, BRISLINGTON, BRISTOL, BS4 3PS

Auction Guide £285,000+

**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**

GROUND FLOOR GARDEN FLAT AND 2 BED MAISONETTE

**DESCRIPTION**

The property is a mid-terraced period property situated on Sandgate Road, which is currently arranged as a self contained one-bedroom ground floor garden flat and two-bedroom maisonette occupying the first and second floors. The flats have both been let in recent years and would now benefit from some modernising. This would make a fantastic investment property. Additionally, there is scope to convert the property back into a large family home. The property is offered for sale with vacant possession.

**LOCATION**

The property is located in Sandgate Road, Brislington, just a short walk from the vibrant Sandy Park High Street offering local amenities such as convenience stores, cafes, bars and restaurants. The property offers easy access to Bristol City Centre which is approximately two miles away.

**ACCOMMODATION**

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

**GROUND FLOOR FLAT**

The ground floor Flat comprises double bedroom the the front, living room, kitchen/ dining room and bathroom to the rear. This flat has direct access to the rear garden.

**FIRST FLOOR FLAT**

The maisonette is arranged over the first and second floors and comprises living room, kitchen and 2 bedrooms and bathroom.

**COMPLETION**

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

**Break-up values and Rental values**

We would anticipate the current market rents below along with break-up sales values:

Ground floor garden flat: £1,200 pcm / £235,000  
Maisonette: £1,500 pcm / £265,000

TOTAL: £32,400 Per annum / GDV: £500,000

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

Ratings:

Ground Floor Flat - C

First Floor Flat - D

**TENURE**

Please refer to the legal pack.

**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**

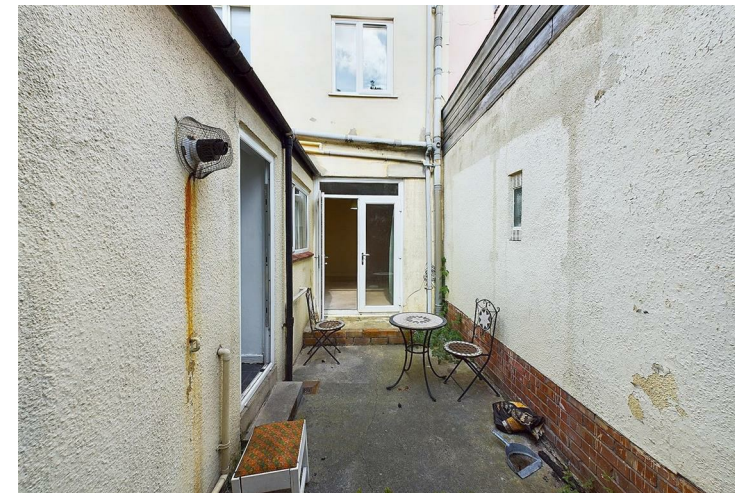
Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

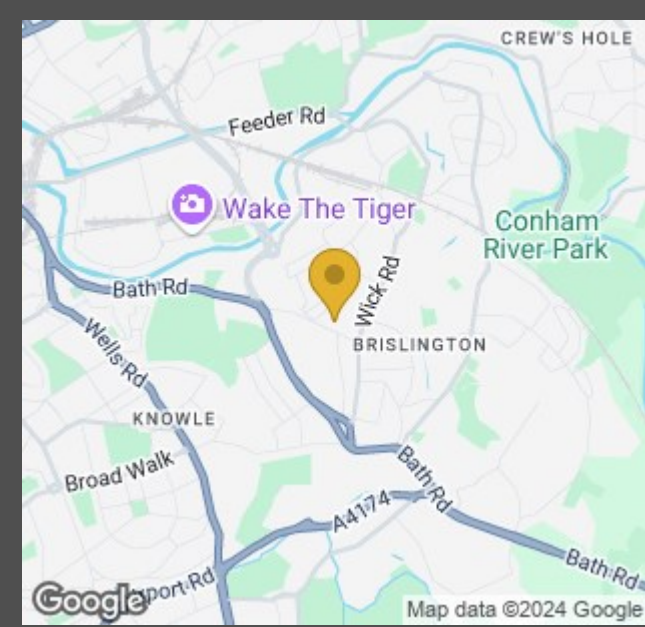
**\*GUIDE PRICE**

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.





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>(1)</sup>  
 1065.84 ft<sup>2</sup>  
 99.02 m<sup>2</sup>

Reduced headroom  
 76.53 ft<sup>2</sup>  
 7.11 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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