



7 WESTMINSTER ROAD
WHITEHALL, BRISTOL, BS5 9AN



AUCTION GUIDE £240,000

This period three-bedroom mid-terrace house is situated on Westminster Road in the heart of Whitehall. The property is in need of full refurbishment throughout to transform it into a lovely family home. The property benefits from two large reception rooms, 3 good size bedrooms and a low maintenance south facing rear garden. The property would appeal to any builder or developer looking for their next project.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



7 WESTMINSTER ROAD, WHITEHALL, BRISTOL, BS5 9AN



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 £281,000 - PERIOD 3 BEDROOM MID TERRACE HOUSE FOR FULL REFURBISHMENT

DESCRIPTION

This period three-bedroom mid-terrace house is situated on Westminster Road in the heart of Whitehall. The property is in need of full refurbishment throughout to transform it into a lovely family home. The property benefits from two large reception rooms, 3 good size bedrooms and a low maintenance south facing rear garden. The property would appeal to any builder or developer looking for their next project.

LOCATION

The property is located on Westminster Road, in the heart of Whitehall. Whitehall primary school is just a short walk away. Bristol to Bath railway cycle path is a short distance away and commuter can access the M32 and the cities centre easily.

ACCOMMODATION

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

GROUND FLOOR

The ground floor comprises entrance hall, two reception rooms and kitchen.

FIRST FLOOR

The first floor comprises three bedrooms and bathroom.

OUTSIDE

To the rear there is a low maintenance south facing patio garden.

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 is freehold. Please refer to the 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.