



53 KENSINGTON PARK ROAD  
BRISLINGTON, BRISTOL, BS4 3HT

Auction Guide £395,000+

- SOLD FOR £390,000 - 21 November Auction
- Large Victorian terraced property for updating
- 3 double bedrooms & 3 reception rooms
- South-easterly facing rear garden with garage
- Potential value following refurbishment of circa £575,000
- 8-week completion



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

**0117 973 4940**

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



# 53 KENSINGTON PARK ROAD, BRISLINGTON, BRISTOL, BS4 3HT

## Auction Guide £395,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 21 November 2024 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

SOLD FOR £390,000 - 3 BEDROOM VICTORIAN TERRACED PROPERTY IN BRISLINGTON

### DESCRIPTION

An attractive and spacious 3-bedroom Victorian double-bayed house in need of updating, situated in the popular location of Brislington within close proximity to Bath Road for ideal commuting to Bristol City Centre and Bath. The property benefits from three reception rooms, a kitchen/diner, three double bedrooms and a good-sized south-easterly facing rear garden with garage for storage or parking. There is excellent scope to extend at the rear and/or convert the loft space (subject to consents) to create a superb family home.

### LOCATION

The property is located on Kensington Park Road in Brislington. The surrounding area benefits from a variety of amenities such as Brislington Retail Park, green spaces at Redcatch Park and Arno's Court Park. Easy access to Bristol City Centre and Bath is provided via Bath Road.

### ACCOMMODATION

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

### GROUND FLOOR

The ground floor comprises of an entrance hall, two reception rooms and a kitchen/diner with access to the rear garden.

### FIRST FLOOR

The first floor comprises of three double bedrooms and a bathroom.

### OUTSIDE

To the rear of the house is a 55 ft rear garden with garage and access at the rear to a vehicular lane.

### TENURE

The property is to be sold on a freehold basis with vacant possession.

### COMPLETION

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

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: F

### 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.

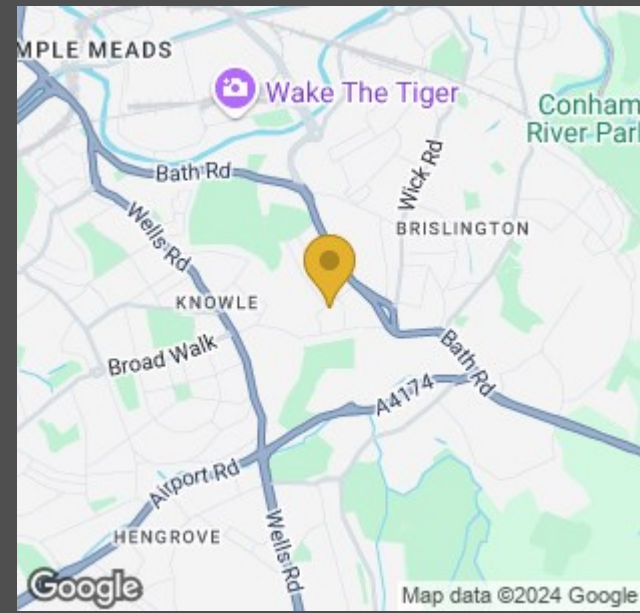
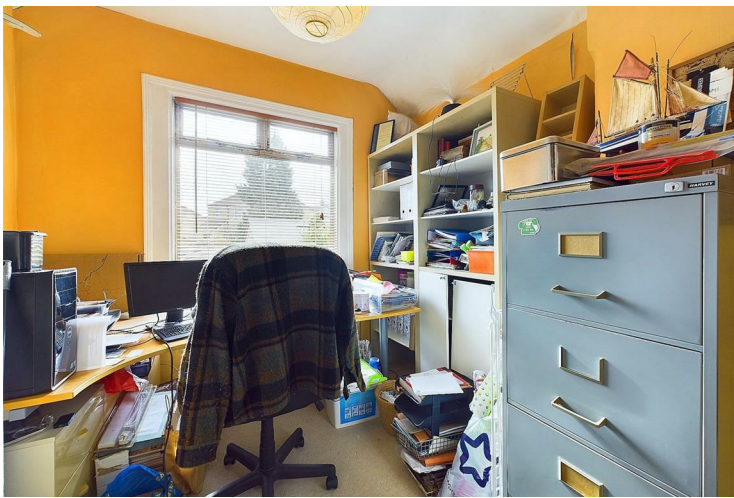
### RESERVE PRICE

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

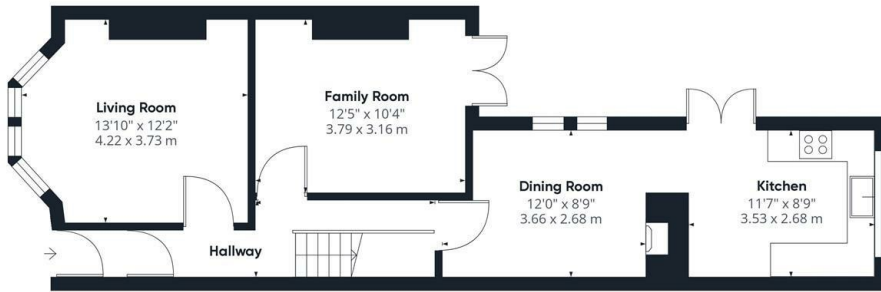
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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





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.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1104.27 ft<sup>2</sup>  
102.59 m<sup>2</sup>

Reduced headroom

1.51 ft<sup>2</sup>  
0.14 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.

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