



68 GROVE PARK AVENUE
BRISLINGTON, BRISTOL, BS4 4JQ

Auction Guide £340,000+

- SOLD FOR £332,500 - 21 November Auction
- Extended 3-bedroom end of terrace period house
- Scope to create a superb family home
- REDUCED PRICE FOR AUCTION
- Potential for HMO conversion (5 or 6 beds), subject to consents
- 8-week completion



Auction & Commercial
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Auction Guide £340,000+

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 £332,500 - VICTORIAN 3-BEDROOM HOUSE WITH LARGE REAR EXTENSION FOR MODERNISATION

DESCRIPTION

A larger than average three-bedroom, end-terrace period property, situated on a quiet residential street in Brislington. The property has been well-maintained, extended at the rear to create a spacious full-width kitchen diner and now offers great scope to add value through cosmetic improvements. There are three reception rooms and a large open-plan kitchen/diner on the ground floor with access onto the large south-facing rear garden whilst the first floor comprises three bedrooms and a large family bathroom. A superb opportunity for family buyers, developers and investors with potential for HMO use, subject to consents.

LOCATION

The property is located on Grove Park Avenue in Brislington, which provides access to local amenities on Brislington Hill and Sandy Park Road. The green spaces of Brislington Meadows and Nightingale Valley are within easy reach and for commuters, there are excellent transport links in to Bristol and Bath via the A4 Bath Road.

ACCOMMODATION

The ground floor comprises a spacious and welcoming entrance hall, a living room with bay window to the front, a second reception room and an office that lead onto the full width kitchen diner at the rear of the house. The first floor accommodation comprises three bedrooms and a large family bathroom with modern shower cubicle, WC and wash hand basin.

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

OUTSIDE

To the front there is a paved courtyard and to the rear there is a 45 ft south-facing garden with patio and flower beds.

TENURE

We understand the property is freehold. Please refer to the legal pack for confirmation.

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.

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.

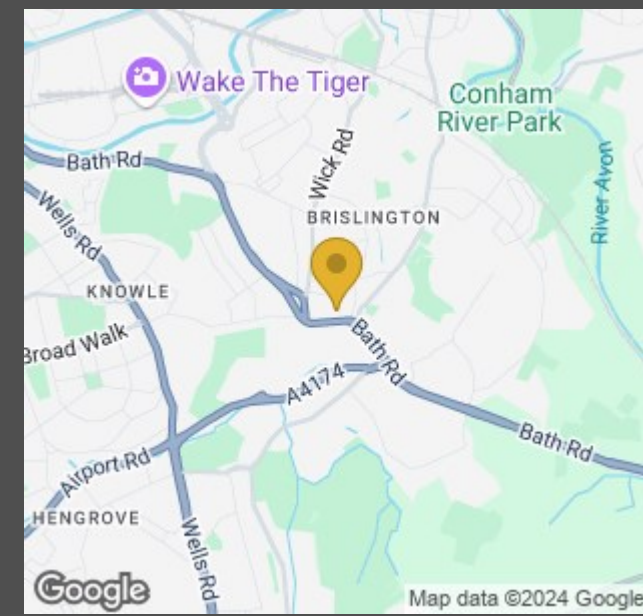
RESERVE PRICE

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

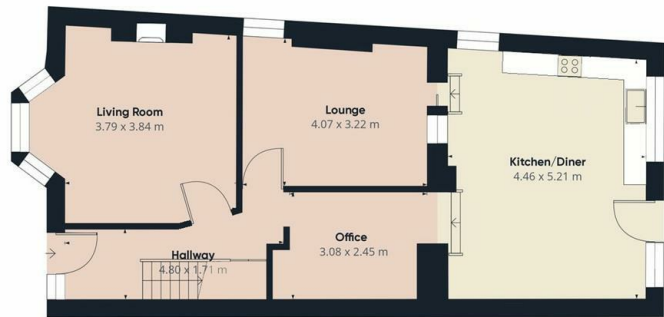
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility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



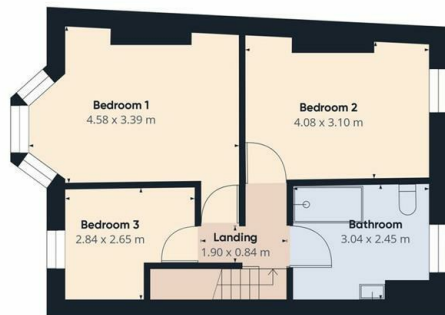


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Ground Floor



First Floor

Approximate total area⁽¹⁾
113.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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