



MAGGS  
& ALLEN

22 SYLVAN WAY  
SEA MILLS, BRISTOL, BS9 2LF

Auction Guide £195,000+

- 13 February LIVE ONLINE AUCTION
- 3-bedroom semi-detached house for renovation
- Large south-easterly facing rear garden
- Potential to create off-street parking
- 8-week completion



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

**0117 973 4940**

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







# 22 SYLVAN WAY, SEA MILLS, BRISTOL, BS9 2LF

## Auction Guide £195,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 13 February 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

THREE-BEDROOM SEMI-DETACHED HOUSE FOR RENOVATION WITH LARGE GARDEN

### DESCRIPTION

A 3-bedroom semi-detached house in need of refurbishment with a large south-easterly facing garden to the rear. The property is currently informally arranged as two flats but now offers potential to renovate and create an excellent family home. An ideal opportunity for builders, developers and private buyers looking for a refurbishment project with excellent scope to add value.

### LOCATION

The property is conveniently located on Sylvan Way in Sea Mills in north-west Bristol, a historically significant and well-connected neighbourhood. Beyond its historical roots, Sea Mills is characterized by a strong sense of community, featuring local events and initiatives that foster a friendly atmosphere. Nestled along the River Avon, residents enjoy picturesque waterfront views and green spaces. With convenient transportation links and a variety of local businesses, Sea Mills is a charming and accessible area.

### ACCOMMODATION

The ground floor accommodation comprises an entrance hall, living room with dual aspect windows, a dining room, kitchen and shower room. The first floor provides three bedrooms (one currently utilised as a kitchen) and a family bathroom.

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

### OUTSIDE

The property benefits from a large south-easterly facing rear garden laid mostly to lawn with storage sheds and side access.

### COMPLETION

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

### TENURE

The property is for sale on a freehold basis.

### CONSTRUCTION TYPE

The property is of Dorlonco construction. Interested parties should refer to their mortgage broker for details of suitable mortgage lenders.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Ratings:

Ground Floor Flat 22a - E

First Floor Flat 22b - 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](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.



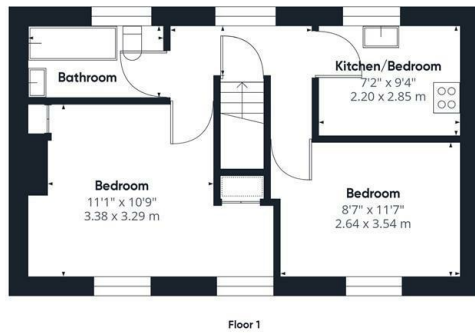
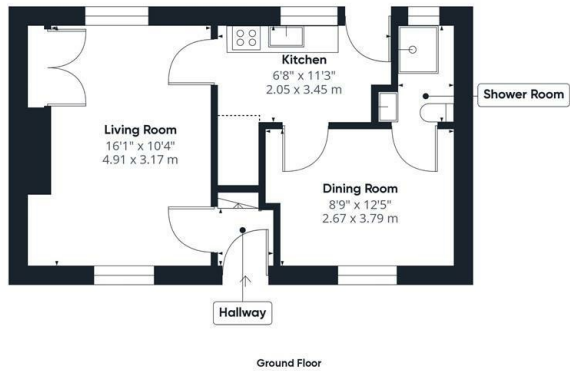




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.







**Approximate total area<sup>(1)</sup>**  
 837.1 ft<sup>2</sup>  
 77.77 m<sup>2</sup>

**Reduced headroom**  
 131.1 ft<sup>2</sup>  
 1.13 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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