



1 NEATH ROAD  
WHITEHALL, BRISTOL, BS5 9AP



## AUCTION GUIDE £210,000+

A superb period terraced house, perfect for investors, developers and private buyers. The property would benefit from refurbishment and presents an excellent opportunity to add value. Situated in a popular residential location on the borders of Whitehall and St George with easy access to the green space of St George Park.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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# 1 NEATH ROAD, WHITEHALL, BRISTOL, BS5 9AP



## 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 £256,500 - PERIOD END-TERRACED HOUSE FOR UPDATING

## DESCRIPTION

An attractive end of terrace two-bedroom period house in need of updating, situated in a convenient location on the borders of Whitehall and St George. The property offers spacious living accommodation and presents an opportunity to create an excellent family home or rental investment. There is a good-sized courtyard garden to the rear with pedestrian access via a rear lane.

## LOCATION

The property is situated on the corner of Neath Road and Bourneville Road in Whitehall. A wide range of local shops, restaurants and other amenities are available locally and St George Park is just a few minutes stroll away. Excellent transport links are also provided to the city centre.

## ACCOMMODATION

The ground floor accommodation comprises an entrance hall, a living room with bay window, a second reception room, kitchen with a range of wall and base units and a utility room with access onto the rear garden. The first floor comprises a landing with access into a spacious loft space, two double bedrooms and a bathroom with additional separate WC.

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

## OUTSIDE

The property benefits from a rear courtyard garden laid mostly to patio with rear access via a pedestrian lane.

## TENURE

The property is for sale on a freehold basis with vacant possession.

## ADVERTISING HOARDING

Please note that the advertising hoard on the side elevation of the property has been sold off on a long leasehold basis.

## 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](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.