



74 ALLERTON CRESCENT

BRISTOL, BS14 9PX



AUCTION GUIDE £265,000

A 3-bedroom 1960s semi-detached house in need of some updating, situated on a popular residential street in Whitchurch. The property benefits from a driveway providing off-street parking, a larger than average detached garage with scope to convert into a home office and a good-sized rear garden. Internally, the property has a modern kitchen, two good-sized reception rooms and offers excellent scope to add value. An ideal opportunity for builders, developers and private buyers looking for a property to make their own.

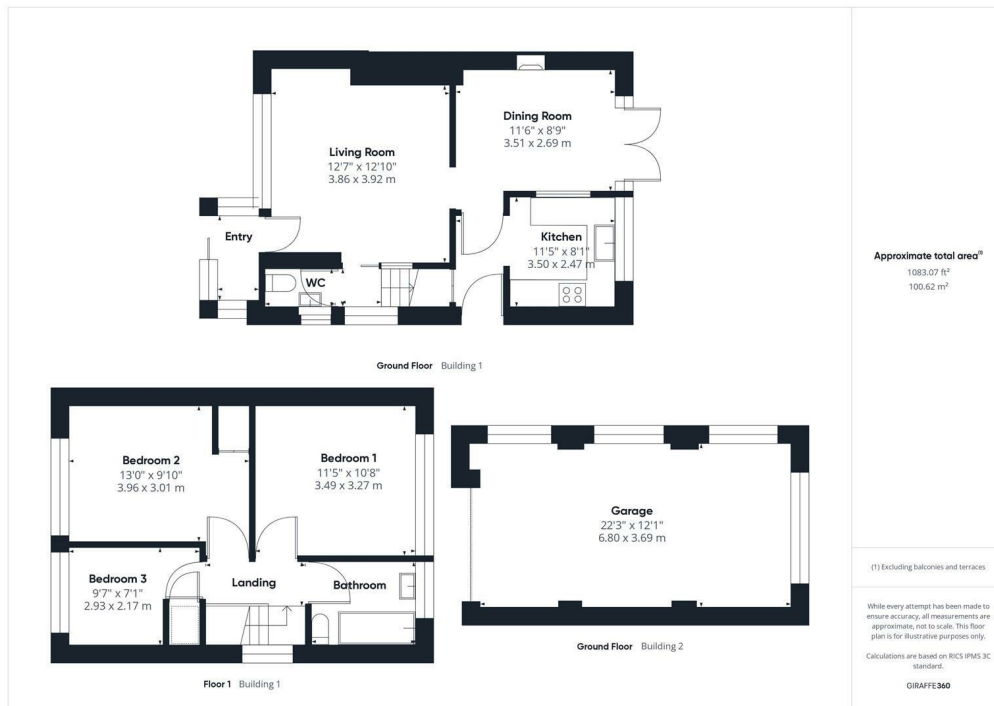
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74 ALLERTON CRESCENT, BRISTOL, BS14 9PX



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 UPDATING

DESCRIPTION

A 3-bedroom 1960s semi-detached house in need of some updating, situated on a popular residential street in Whitchurch. The property benefits from a driveway providing off-street parking, a larger than average detached garage with scope to convert into a home office and a good-sized rear garden. Internally, the property has a modern kitchen, two good-sized reception rooms and offers excellent scope to add value. An ideal opportunity for builders, developers and private buyers looking for a property to make their own.

LOCATION

The house is situated on Allerton Crescent off Allerton Road in Whitchurch. Easy access is provided to a wide range of amenities on Wells Road and nearby retail parks, and excellent transport links are provided to Bristol city centre.

ACCOMMODATION

The ground floor accommodation comprises an entrance hall, living room, cloakroom, dining room and kitchen with modern wall and base units. On the first floor are three bedrooms and a family bathroom.

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

OUTSIDE

There is a lawned garden to the front and a driveway providing off-street parking. To the rear of the house is a large double length garage (with scope for conversion to an annexe or home office) and a good-sized garden.

TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

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

*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.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for will be calculated based upon the Guide Price as follows:



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.