



21 FRANKLYN STREET  
ST PAULS, BRISTOL, BS2 9LA

Auction Guide £250,000+

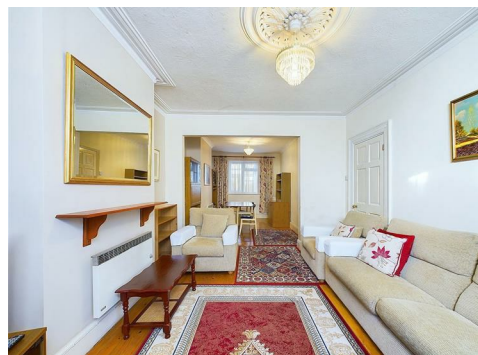
- SOLD FOR £292,000 - 20 March Auction
- Attractive Victorian terraced house for updating
- Three bedrooms and two reception rooms
- Excellent scope to add value
- 8-week completion



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

**0117 973 4940**

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# 21 FRANKLYN STREET, ST PAULS, BRISTOL, BS2 9LA

## Auction Guide £250,000+

### FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 March 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

### VIEWINGS

By appointment.

### SUMMARY

SOLD FOR £292,000 - CHARMING THREE-BEDROOM VICTORIAN TERRACED HOUSE

### DESCRIPTION

A delightful bay-fronted Victorian terraced house nestled on a peaceful residential street in the heart of St Pauls. This three-bedroom property boasts an array of period features and presents an excellent opportunity to personalize the interior and enhance its value. A fantastic opportunity for private buyers and investors alike.

### LOCATION

The property is nestled on Franklyn Street in St Agnes, a charming street lined with Victorian terraced houses. It enjoys a prime location with convenient access to the city centre and an array of local amenities along Ashley Road, Mina Road, and Stokes Croft.

### ACCOMMODATION

The ground floor comprises of an entrance hall, a living room which is open to the dining room, a kitchen, bathroom, and lean-to. The first floor comprises of a landing, three bedrooms, and an airing cupboard.

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

### OUTSIDE

Outside comprises of a paved front garden and private rear garden.

### TENURE

The property is to be sold on the residue of a 999 year lease from 29 September 1877, subject to an annual fixed rent of £3.10.

### COMPLETION

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

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: G

### 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

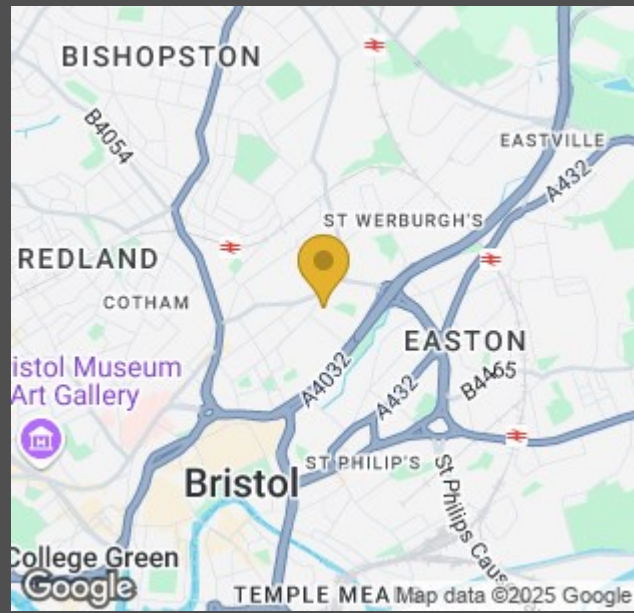
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of 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.



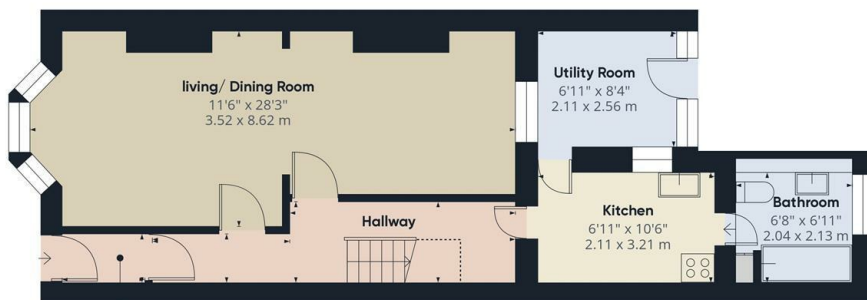




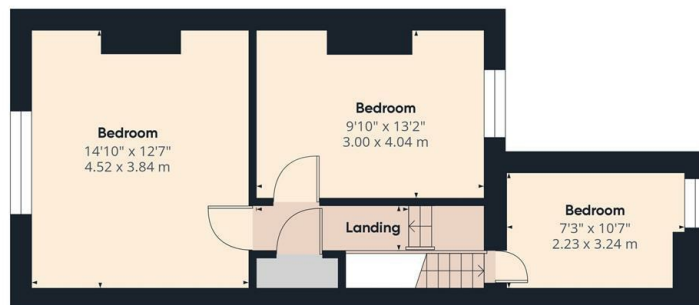
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Ground Floor



Floor 1

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

989.64 ft<sup>2</sup>  
91.94 m<sup>2</sup>

**Reduced headroom**

15.13 ft<sup>2</sup>  
1.41 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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