

# MAGGS & ALLEN

31 & 31A KENSINGTON ROAD  
ST GEORGE, BRISTOL, BS5 7NB



Guide Price: £230,000+

SOLD FOR £283,000

A freehold end-terraced property arranged as two spacious one-bedroom flats, perfect for investors or developers. Both flats benefit from separate private entrances and offer excellent scope to add value by carrying out the necessary renovation works. The ground floor flat benefits from a rear garden that offers scope to create off-street parking, subject to consents.

Once renovated, the flats could generate in excess of £26,000 per year in rental income. If sold separately, we would anticipate a GDV in the region of £450,000 (£225,000 per flat). A superb investment or break-up opportunity.

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[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 31 & 31A KENSINGTON ROAD, ST GEORGE, BRISTOL, BS5 7NB



## 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 £283,000 - FREEHOLD PROPERTY ARRANGED AS 2 X 1-BEDROOM FLATS

## DESCRIPTION

A fantastic opportunity for investors and developers, this freehold end-terraced property is arranged as two generously sized one-bedroom flats, each with its own private entrance. Offering significant potential to add value through renovation, this property is ideal for those looking to maximise returns.

The ground-floor flat boasts a private rear garden, with the potential to create off-street parking (subject to the necessary consents). Once refurbished, the combined rental income is estimated to exceed £26,000 per year. Alternatively, if sold separately, the flats could achieve a Gross Development Value (GDV) of approximately £450,000 (£225,000 per flat).

Whether you're seeking a high-yield rental investment or a lucrative break-up opportunity, this property offers excellent potential in a sought-after location.

## LOCATION

Situated on Kensington Road in St George, this property enjoys a convenient and well-connected location, providing easy access to local amenities and transport links. Just a short walk away, Church Road offers a variety of shops, cafés, supermarkets, and eateries, catering to everyday needs and providing a vibrant community atmosphere. St George Park is nearby, featuring open green spaces, a lake, and sports facilities, making it a great spot for relaxation, exercise, and family activities. The area is well-served by regular bus routes and Lawrence Hill Station, ensuring quick and convenient travel into Bristol city centre and beyond.

## ACCOMMODATION

GROUND FLOOR FLAT (Approx. 59 m<sup>2</sup>): Living room, Bedroom, Kitchen, Utility Cupboard, and Bathroom.

FIRST FLOOR FLAT (Approx. 54 m<sup>2</sup>): Living room, Bedroom, Kitchen and Bathroom.

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

## TENURE

Understood to be freehold, please refer to the online 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)

Ratings: 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.



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.