

MAGGS & ALLEN

18 KENNARD ROAD
KINGSWOOD, BRISTOL, BS15 8AA



Guide Price: £200,000+

SOLD FOR £250,000

A generously sized 3-bedroom end-terraced house, located in the heart of Kingswood in Bristol. In need of updating, this property presents a fantastic opportunity for families, first-time buyers, or property developers/investors. With three spacious bedrooms and a large reception area, there's plenty of room to create your ideal living space. Set on a substantial plot, the home is almost entirely surrounded by garden, offering exciting possibilities for rear and side extensions (subject to planning permission). Whether you're seeking a renovation project, a development flip, or a rental investment, this is a rare opportunity to make your mark in a sought-after area.

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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 £250,000 - THREE BEDROOM END-TERRACED HOUSE FOR RENOVATION

DESCRIPTION

A spacious 3-bedroom end-terraced house in need of updating, situated in the heart of Kingswood in Bristol. This property offers three well-proportioned bedrooms and a generous reception area, providing ample living space for families, first-time buyers, or investors. Set on a substantial plot, this home is almost entirely surrounded by garden space, offering excellent potential for rear and/or side extensions (subject to planning permission). A fantastic opportunity for private buyers or developers/investors looking for a refurbishment project, development flip, or rental investment.

LOCATION

Located in a thriving and well-connected community, this home is within easy reach of local shops, supermarkets, parks, and popular eateries, ensuring convenience right on your doorstep. Families will appreciate the close proximity to excellent schools, including Two Mile Hill Primary School and John Cabot Academy, providing quality education options for children of all ages. For those commuting, Lawrence Hill Station is just 3.2 km away, offering excellent transport links to Bristol city centre and beyond. With frequent bus services and easy access to major road networks, travel in and around the city is seamless.

ACCOMMODATION

The property comprises of an entry hall, living room, kitchen/diner, bathroom and three good-sized bedrooms. Outside, there are front, rear, and side gardens.

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

TENURE

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

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.

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.

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



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.