









2 BRABAZON ROAD FILTON, BRISTOL, BS34 7NJ

Auction Guide £400,000+

- SOLD FOR £401,000 24 April AUCTION
- Well-presented 6-bedroom property
- Offered for sale with vacant possession
- Previously let as a 6-bed HMO at £54,000 PA
- Finished to a high standard with modern kitchen/shower rooms
- Off-street parking and large rear garden
- 8-week completion



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2 BRABAZON ROAD, FILTON, BRISTOL, BS34 7NJ Auction Guide £400.000+

FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 April 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

SOLD FOR £401,000 - WELL-PRESENTED 6-BEDROOM PROPERTY - SOLD WITH VACANT POSSESSION - ANTICIPATED RENTAL INCOME £54,000PA

DESCRIPTION

A well-presented 6-bedroom property that was previously let as a licensed HMO and has been finished to a high standard throughout. Offered for sale with vacant possession, the property was previously let producing £54,000 per annum. The property includes a modern and stylish communal lounge/kitchen/diner, off-street parking, a large rear garden and enjoys a fantastic view of Flm Park to the front. An ideal turnkey investment to add to your portfolio with superb rental potential for either the student or professional markets. The University of the West of England is less than two miles away and there are a range of large employers in the local area, including the MOD, Southmead Hospital, and Rolls Royce.

The property is situated on Brabazon Road in the highly desirable suburb of Filton, overlooking Elm Park. Within close proximity to the property are a wide range of local amenities including shops and restaurants, and Filton Abbey Wood train station is just a short walk away.

ACCOMMODATION

The ground floor accommodation comprises an entrance hall, a large and well-appointed kitchen/dining/living room, 3 double bedrooms and a shower room. On the first floor are three further bedrooms, a shower room and a separate WC.

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

To the front of the property there is a driveway providing off-street parking and to the rear is a good-sized garden laid mostly to lawn.

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

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

HMO LICENSING & PLANNING

An HMO licence for 6 persons was granted on 19/04/2023. HMO licences are not transferrable and the buyer will need to apply for a licence in their own name.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

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 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.



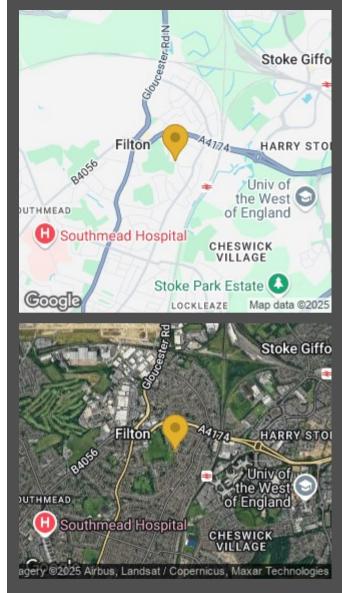












Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.

















