

# MAGGS & ALLEN

2 RUDGLEIGH AVENUE  
PILL, BRISTOL, BS20 0DU



Guide Price: £200,000+

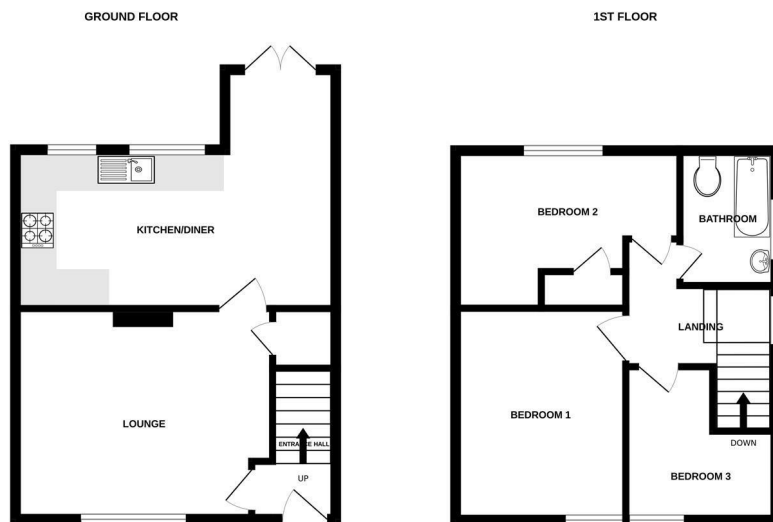
A three-bedroom semi-detached house in need of modernisation, situated in a quiet residential cul de sac in Pill. The property has been tenanted in recent years and now offers scope to create a superb family home. There is a driveway providing off-street parking and a good-sized garden to the rear. An ideal project for builders, investors and private buyers looking for a property to enhance and tailor to their own requirements.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

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

# 2 RUDGLEIGH AVENUE, PILL, BRISTOL, BS20 0DU



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 1/2/2025

## FOR SALE BY AUCTION

This property is due to feature in our online auction on 26 June 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

THREE-BEDROOM SEMI-DETACHED HOUSE FOR MODERNISATION

## DESCRIPTION

Tucked away in a peaceful residential cul-de-sac in the sought-after village of Pill, this three-bedroom semi-detached home offers fantastic potential for modernisation. The property has been tenanted in recent years and now offers scope to create a superb family home. There is a driveway providing off-street parking and a good-sized garden to the rear. An ideal project for builders, investors and private buyers looking for a property to enhance and tailor to their own requirements.

## LOCATION

The property is situated on Rudgleigh Avenue, a quiet cul de sac in the village of Pill, under 2 miles from M5 Junction 19 and approximately 4 miles northwest of Bristol city centre. Easy access is provided to Clifton via the Suspension Bridge and a range of amenities are available locally.

## ACCOMMODATION

The ground floor accommodation comprises a hallway, living room and an open-plan kitchen/diner. The first floor provides three bedrooms and a shower room.

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

## OUTSIDE

There is a paved driveway to the front providing off-street parking and a good-sized rear garden with side access.

## 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: TBC

## 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 £1,800 plus VAT (£2,160 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.

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.