

MAGGS & ALLEN

55 LONG EATON DRIVE
HENGROVE, BRISTOL, BS14 9AW



AUCTION GUIDE £290,000

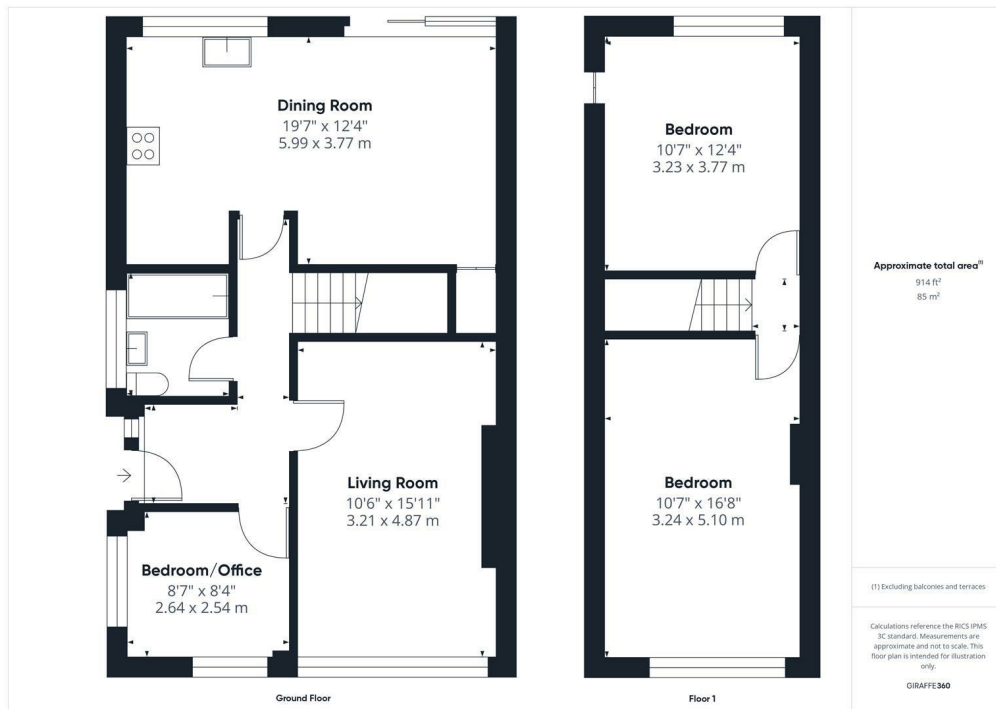
A well-presented three-bedroom semi-detached home in a quiet part of Hengrove, South Bristol. It features a spacious kitchen-diner leading to a south-facing garden, a large living room, modern bathroom, and a flexible third bedroom or office. Upstairs offers two large doubles with storage, with potential for a loft extension (STPP). The property also includes a driveway for 3+ cars and a garage. Close to schools, shops, parks, and with easy access to the A37. Ideal for families, first-time buyers, or developers.

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FOR SALE BY AUCTION

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

VIEWINGS

By appointment

SUMMARY

WELL-PRESENTED 3-BEDROOM SEMI-DETACHED HOUSE

DESCRIPTION

A rare opportunity to acquire an extremely well presented three-bedroom semi-detached house in the BS14 area of Bristol. The property benefits from a large kitchen diner that opens to a pleasant and well looked after south-facing garden. A spacious living room, modern bathroom, and additional office/third bedroom complete the ground floor. Upstairs, two generously sized double bedrooms complete with eaves storage in the secondary bedroom, and fitted furniture in the primary. There is scope to extend the second floor with a dormer, similar to neighbouring properties, adding an additional two bedrooms and bathroom (subject to planning). This light an airy home also benefits from a large driveway, capable of parking 3+ vehicles, and garage. Perfect for first time and private buyers, as well as builders and developers looking for a quick flip.

LOCATION

55 Long Eaton Drive is located in a quiet residential area on the borders of Hengrove and Whitchurch in South Bristol. It's close to local schools, shops, and parks and has good public transport links to the city centre and nearby areas via the A37.

ACCOMMODATION

The ground floor comprises of an entry hall, reception room, office/third bedroom, bathroom, and kitchen/diner. Upstairs, two double bedrooms. Outside, there are front and rear gardens, a driveway, and garage.

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

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

TENURE

The property is believed to be freehold, please refer to the online legal pack for confirmation.

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 £1,800 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



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.