

MAGGS & ALLEN

52 STANSHAW CRESCENT

YATE, BRISTOL, BS37 4ED

Guide Price: £200,000+

- 18 December LIVE ONLINE AUCTION
- 3 Bed Semi Detached House
- In Need Of Some Modernisation
- Overlooking School Playing Fields
- Large Conservatory
- Off street parking
- Close to local amenities



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 18 December 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

3 BEDROOM SEMI DETACHED HOUSE IN NEED OF UPDATING OVERLOOKING PLAYING FIELDS

DESCRIPTION

This spacious three-bedroom semi-detached home offers excellent potential and generous living accommodation throughout. While in need of some updating, the property provides a fantastic opportunity to create a lovely family home or an attractive buy-to-let investment.

The accommodation includes an entrance porch leading to a the hallway, a bright open-plan living and dining room, and a large 18ft conservatory offering additional living space. The kitchen is conveniently positioned and offers scope for modernisation.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a low-maintenance, level and enclosed rear garden. To the front, there is ample off-street parking for several vehicles.

LOCATION

Located in a popular area of Yate with easy access to all local amenities and major transport links. Yate is a commuter town and civil parish in South Gloucestershire at the southwest extremity of the Cotswold Hills, 12 miles northwest of Bristol City Centre.

ACCOMMODATION

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

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

TENURE

Please check the Auction Legal Pack.

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.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

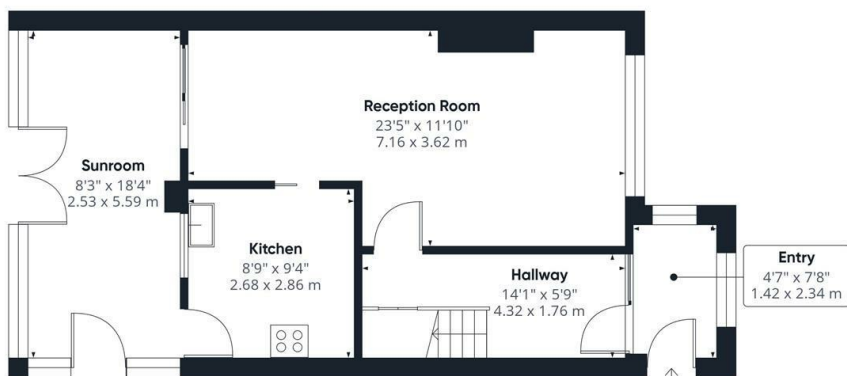
Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?





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.



Ground Floor



Floor 1

Approximate total area^m
988 ft²
91.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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