

# MAGGS & ALLEN

GARAGE OFF CLAVERHAM ROAD  
FISHPONDS, BRISTOL, BS16 2HS



## AUCTION GUIDE £5,000 - £10,000

A rare opportunity to acquire a larger than average single lock-up garage, tucked away on a quiet lane just off Claverham Road, Fishponds. The garage features a replaced metal pitched roof, providing additional storage space in the roof void, along with double doors for easy access and enhanced security.

Ideal for secure storage, vehicle parking, or as an investment opportunity, this well-presented garage will appeal to local residents, tradespeople, and investors alike.

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# GARAGE OFF CLAVERHAM ROAD, FISHPONDS, BRISTOL, BS16 2HS



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

## DESCRIPTION

An opportunity to purchase a larger than average single lock-up garage, situated on a lane off Claverham Road in Fishponds. The garage benefits from a replaced metal pitched roof which allows for storage in the roof space and new double doors. Ideal for secure storage or parking, the garage will be of interest to local residents and garage investors.

## LOCATION

The property is situated on a lane to the left of no. 58 Claverham Road off Manor Road in Fishponds. Easy access is provided to Fishponds Road and the M32.

## GARAGE DIMENSIONS

177 (5.35m) deep x 7'6" (2.28m) wide.

## SITE PLAN

The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the property boundaries.

## TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

## COMPLETION

Completion for this lot will be 4 weeks from exchange of contracts or sooner by mutual agreement.

## 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

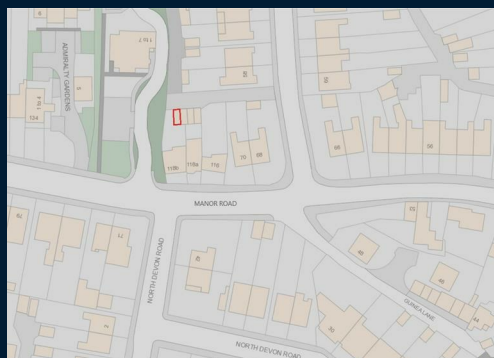
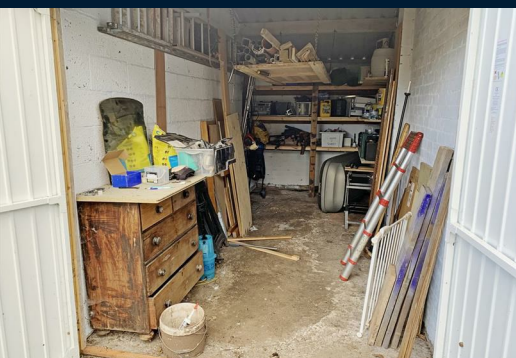
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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.