



MAGGS & ALLEN

7 COTSWOLD ROAD
WINDMILL HILL, BRISTOL, BS3 4NX

Guide Price: £350,000+

- 12 February LIVE ONLINE AUCTION
- Large three-storey period house for updating
- Spacious and versatile accommodation
- 2/3 double bedrooms
- Private rear garden
- Sought-after residential area of Windmill Hill
- 6-week completion



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 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

ATTRACTIVE THREE-STOREY PERIOD HOUSE FOR UPDATING

DESCRIPTION

An attractive three-storey period terraced house in need of some updating situated, in the highly sought-after residential area of Windmill Hill. The first floor offers two generously sized bedrooms and a family bathroom whilst the ground and lower ground floors include three versatile reception rooms, one of which could easily be utilised as a third bedroom. The loft space also offers an exciting opportunity for conversion if additional bedrooms are required.

At the rear, accessed from the spacious kitchen, there is a two-tier garden featuring a decked area on the lower level and a lawn on the upper level. This property presents an excellent opportunity for private buyers seeking a refurbishment project, as well as investors or developers looking for a property with scope to add significant value.

LOCATION

Cotswold Road is situated in the highly sought-after residential area of Windmill Hill, Bristol. The location offers a vibrant community with independent shops, cafes, and restaurants, alongside excellent local amenities. Well-connected for commuters, the property is close to public transport links, schools, and parks, with the city centre just a short drive or bus ride away. Windmill Hill combines a friendly neighbourhood feel with convenient access to all the attractions of Bristol.

ACCOMMODATION

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

TENURE

Understood to be freehold. Please refer to the legal pack for confirmation.

COMPLETION

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

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.

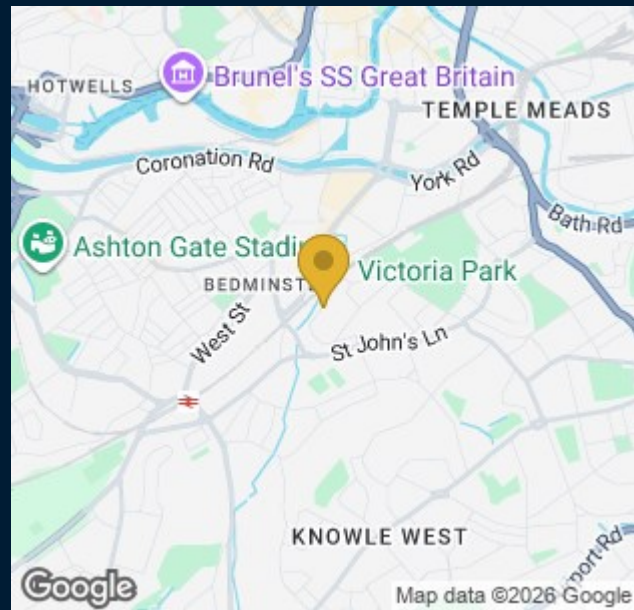
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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





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.



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