







MAGGS & ALLEN

495 GLOUCESTER ROAD

HORFIELD, BRISTOL, BS7 8UG

Guide Price: £325,000+

- SOLD PRIOR - 19 November LIVE ONLINE AUCTION
- Substantial period house for refurbishment
- Arranged as a 5-bedroom HMO
- Ideal investment property or family home
- Potential rental income of circa £45,000 PA
- 8-week completion

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

0117 973 4940

www.maggsandallen.co.uk

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Guide Price: £325,000+

FOR SALE BY AUCTION
SOLD PRIOR - This property is due to feature in our LIVE Online Auction on 19 November 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SUBSTANTIAL PERIOD HOUSE WITH SCOPE FOR HMO USE OR A FAMILY HOME

DESCRIPTION
A substantial mid-terraced period house (approx. 1,251 ft²), currently arranged as a five-bedroom HMO, offering excellent potential for refurbishment and modernisation. The property is offered for sale with vacant possession and presents an opportunity for investors to create a high-yielding rental investment or for owner-occupiers to convert the property into a spacious family home.

Once renovated and fully occupied as an HMO, we anticipate a market rent in the region of £45,000 per annum.

Situated in a highly convenient position on Gloucester Road, a popular location with both students and professional tenants, the property will appeal to investors, developers and family buyers alike.

A versatile investment and refurbishment opportunity with potential to create a substantial family home or a profitable HMO, subject to any necessary consents.

LOCATION
The property is situated on Gloucester Road in Horfield, one of Bristol's well-established and popular residential and commercial locations. Gloucester Road and the surrounding area offer an excellent range of independent shops, cafés, restaurants, pubs and everyday amenities, making it particularly attractive to both owner-occupiers and tenants. The area is popular with students and young professionals, with good access to the University of Bristol, UWE Bristol and major employment centres.

Bristol city centre is readily accessible by public transport, with regular bus services operating along Gloucester Road, while the nearby A38 and M32 provide convenient road links across the city and to the wider motorway network.

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.

NOTES
Please note, structural cracks have been noted in the kitchen at the rear of the property. Interested parties should carry out their own inspections/structural surveys.

HMO LICENSING & PLANNING
An HMO licence was granted for 5 occupants/households on 28 October 2024.

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

TENURE
Please refer to the auction 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 £1,900 plus VAT (£2,280 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 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 bidder registration 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 pre-authorised hold on funds for your bidding deposit must be received no later than 24 hours before the date of the auction.

BIDDING DEPOSITS
Bidders will be required to use the online card facility to pay their Bidding Deposit. A pre-authorised hold on funds in the amount of £5,000 will be placed on your debit card until the auction date.

If you are the successful bidder, this amount will be debited from your card and the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within two working days of the auction sale. If you are unsuccessful at the auction, the hold on your card will be released the following day (please be aware that the time taken to release the hold on funds may vary depending on your card provider).

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.



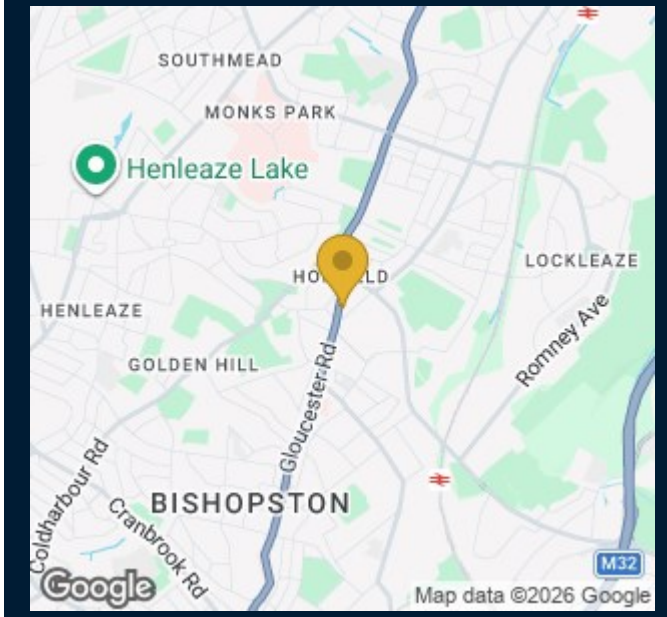


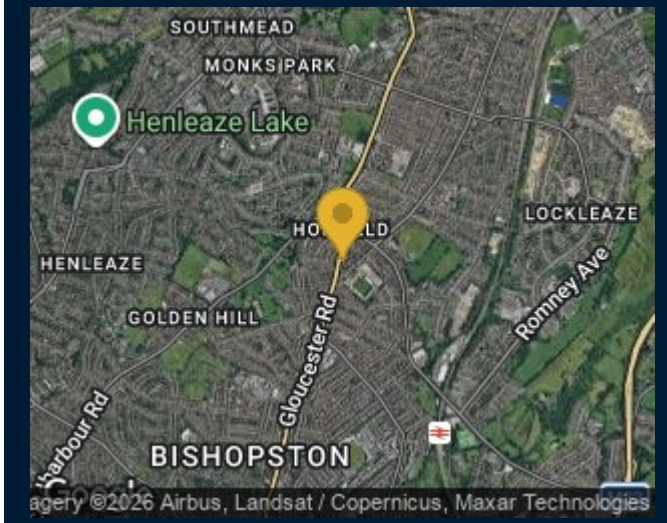












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