







MAGGS & ALLEN

18 FOREST ROAD

FISHPONDS, BRISTOL, BS16 3XJ

Guide Price: £185,000+

- 17 DECEMBER LIVE ONLINE AUCTION
- Large mid-terrace house
- Requiring refurbishment
- Two well-proportioned double bedrooms
- Additional first-floor room, ideal as a study or dressing room
- Large open-plan kitchen/diner
- Off-street parking & substantial rear garden

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

0117 973 4940

www.maggsandallen.co.uk

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FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17 December 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
LARGE 2 DOUBLE BEDROOM HOUSE REQUIRING REFURBISHMENT WITH OFF-STREET PARKING AND LARGE GARDEN.

DESCRIPTION
A deceptively spacious mid-terrace property situated on Forest Road, in the popular residential area of Fishponds, offering excellent potential for improvement and modernisation throughout. The accommodation comprises two well-proportioned double bedrooms, together with an additional first-floor room offering versatility as a study, dressing room or potential bathroom. The ground floor includes a generous open-plan kitchen/diner, separate living room, family bathroom and useful utility room. Externally, the property benefits from off-street parking to the front and a substantial rear garden, providing excellent outdoor space.

An ideal opportunity for buyers seeking a property with scope to refurbish, personalise and add value, in a well-established residential location.

LOCATION
The property is situated on Forest Road in the popular residential area of Fishponds, East Bristol. The location benefits from a wide range of local shops, cafés, supermarkets, schools and everyday amenities, with Fishponds High Street within easy reach.

The area is well served by regular bus services, providing convenient access to Bristol City Centre and surrounding areas. The A4174 ring road and wider motorway network are also easily accessible, making it a convenient location for commuters.

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: TBC

TENURE
Please refer to the Auction Legal pack for confirmation

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).

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



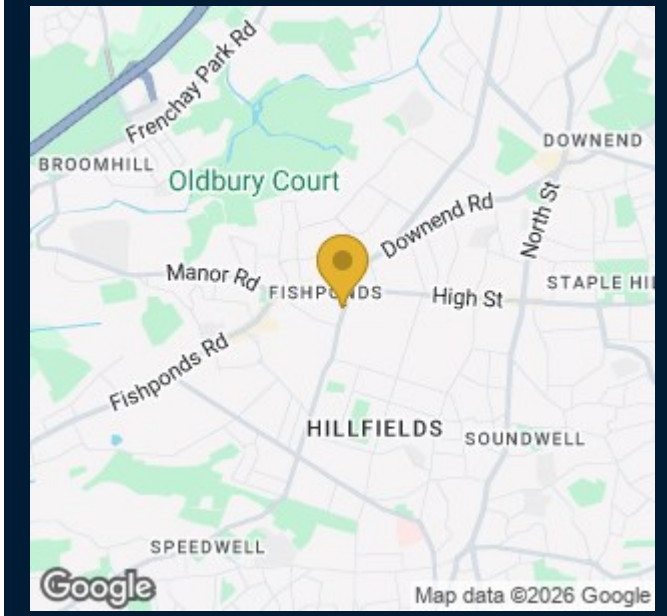


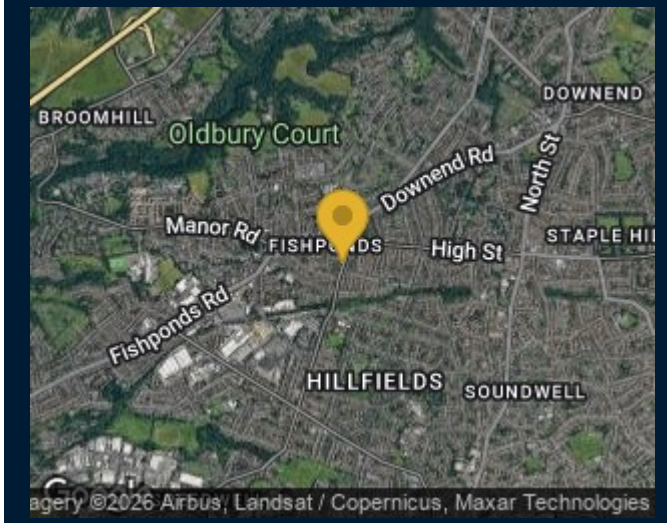




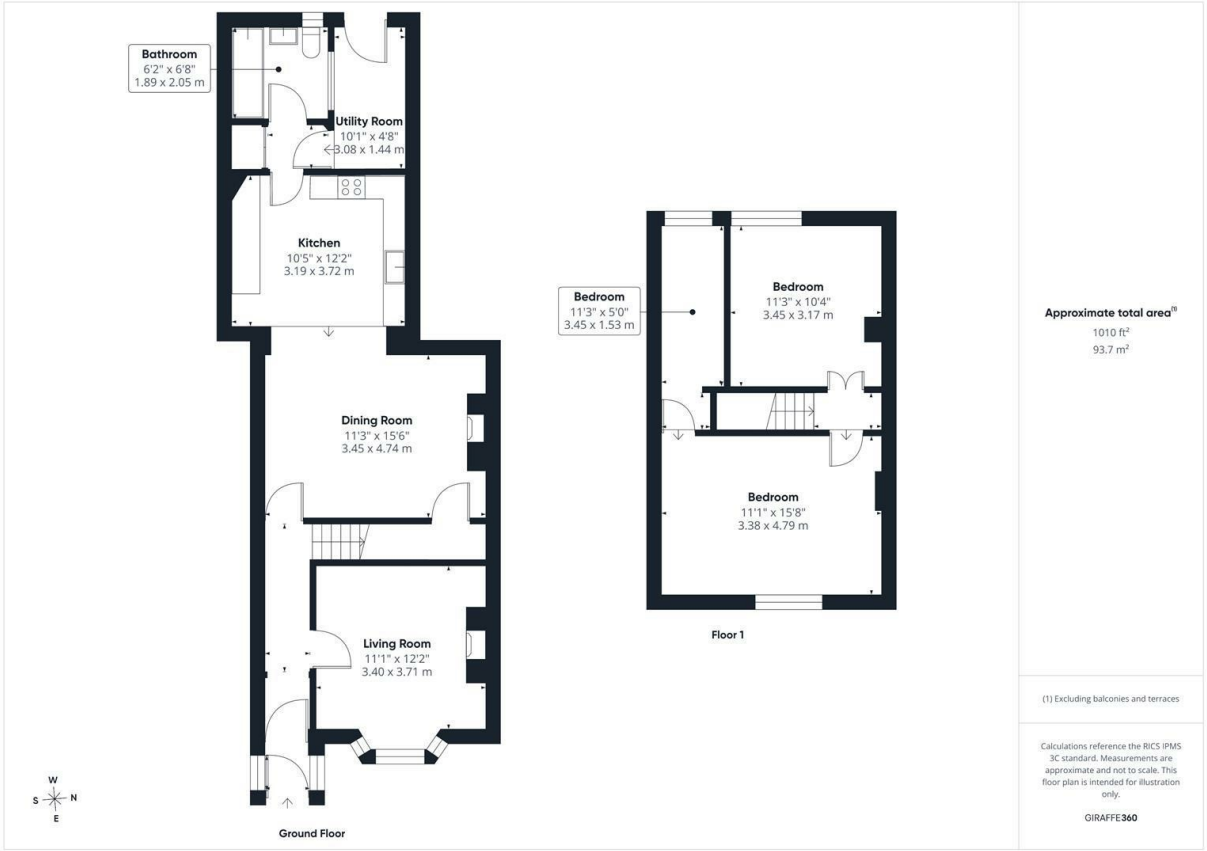








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