



# MAGGS & ALLEN

59 THICKET ROAD  
FISHPONDS, BRISTOL, BS16 4LW

**Guide Price: £425,000+**

- 23 July LIVE ONLINE AUCTION
- Stunning 6-Bedroom HMO
- Strong rental income of £50,400 PA
- Refurbished to a high standard
- 6 double bedrooms & 3 bathrooms
- Living/dining room & separate kitchen
- Ideal location for students and professionals
- Sale on behalf of Joint LPA Receivers



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## DESCRIPTION

A fantastic investment opportunity comprising a 6-bedroom HMO that has been refurbished to a high standard throughout. The property provides six well-proportioned bedrooms, a generous living room, a separate kitchen/diner, three modern bathrooms, and a private rear garden.

The property is currently let to a company on a 12-month tenancy generating an annual rental income of £50,400.

We understand from our clients that the current tenant has now agreed to extend for a further 12 months at an increased rent of £53,400 p.a. It is the intention that the vendor will complete this new tenancy agreement but they are under no obligation to do so.

## SUMMARY

FULLY REFURBISHED 6 BEDROOM HMO LET AT £50,400pa

## ACCOMMODATION

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

## LOCATION

The property is ideally positioned for access to the nearby University of the West of England campuses, including Glenside and Frenchay. The area has long been a favoured location for student, professional and shared living accommodation due to its affordability, amenities, and transport connections. Fishponds benefits from regular bus services providing direct access to Bristol city centre, the universities, and major employment hubs. The area also enjoys convenient road links via the Bristol Ring Road and M32 motorway, connecting to the wider motorway network. Cyclists benefit from the popular Bristol-to-Bath Railway Path, a traffic-free route linking Fishponds with central Bristol and Bath.

## COMPLETION

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

## HMO LICENSING & PLANNING

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.

## TENURE

Please refer to the Auction legal pack.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

Expires: 29 August 2032

## 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.

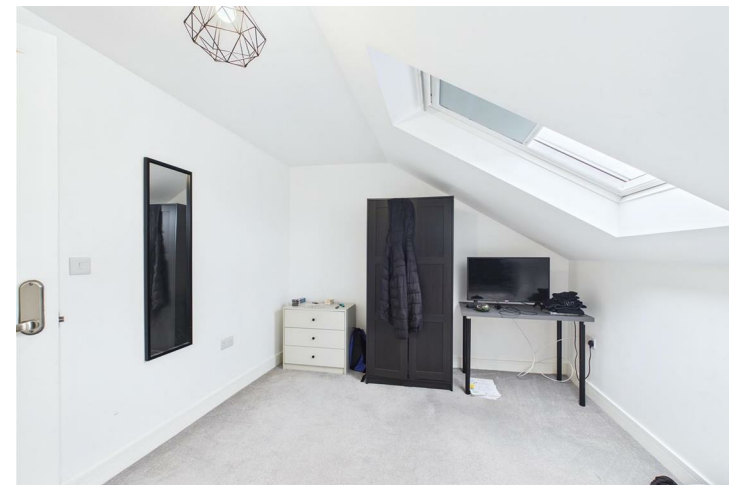
## PRELIMINARY DEPOSITS

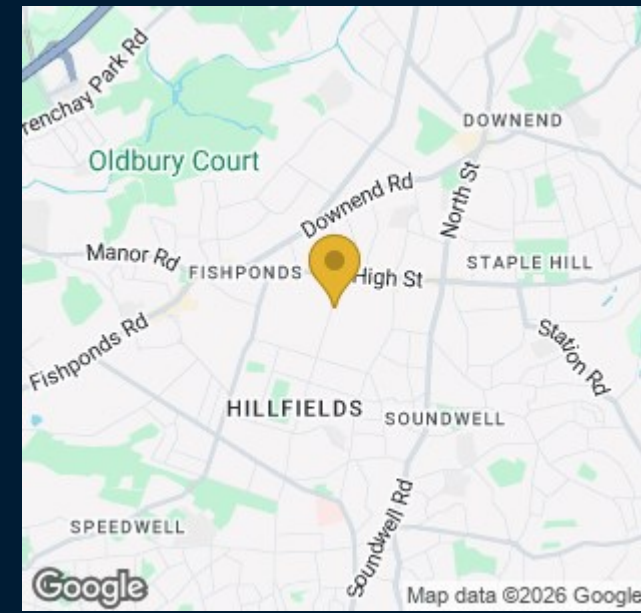
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.





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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