







MAGGS & ALLEN

54 LANGTON ROAD

ST ANNES, BRISTOL, BS4 4ER

Guide Price: £275,000+

- 17 DECEMBER LIVE ONLINE AUCTION
- Substantial Period end of terrace house
- Two double bedrooms and two reception rooms
- Previously arranged as three bedrooms, with potential to reinstate
- Generously proportioned accommodation
- Large rear garden
- Some modernisation required

RICS® Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

54 LANGTON ROAD, ST ANNES, BRISTOL, BS4 4ER

Guide Price: £275,000+

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

VIEWINGS
By appointment.

SUMMARY
LARGE 2 DOUBLE BEDROOM PERIOD HOUSE (PREVIOUSLY 3 BEDS) WITH GENEROUS GARDEN

DESCRIPTION
A fantastic opportunity to acquire a spacious period end-of-terrace property offering significant potential for improvement and refurbishment. This substantial two-bedroom period property presents an excellent opportunity for investors, developers, builders and owner-occupiers seeking a project with scope to add value.

The accommodation is arranged over two floors and currently comprises a spacious open-plan living and dining room, providing a generous reception space, together with a separate kitchen to the rear. The first floor offers two well-proportioned double bedrooms and a family bathroom.

The property was previously arranged as three bedrooms, offering scope for the original layout to be reinstated. This provides an opportunity for purchasers to reconfigure the accommodation to maximise its potential.

Externally, the property benefits from a substantial rear garden with rear access.

Although the property has been well maintained, it would now benefit from some modernisation.

Overall, this is a fantastic opportunity to acquire a spacious period home with a flexible layout, generous garden and offering significant potential and is suitable for owner-occupiers and investors alike.

LOCATION
The property is well placed for access to St Annes School, local doctors surgery, shops and everyday facilities, with further shopping, cafés and amenities available along nearby Church Road and in the surrounding areas. St Anne's Park and the attractive green spaces of Nightingale Valley are also within easy reach, providing opportunities for outdoor recreation and leisure.

For commuters, the area benefits from regular bus services, with Lawrence Hill railway station and Bristol Temple Meads providing wider rail connections. Bristol city centre is also accessible, making this a convenient location for those working in and around the city.

The area offers a good balance of residential surroundings, local amenities and access to the wider Bristol area, making it an appealing choice for a variety of buyers.

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: E

TENURE
Please refer to Auction Legal Pack

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.



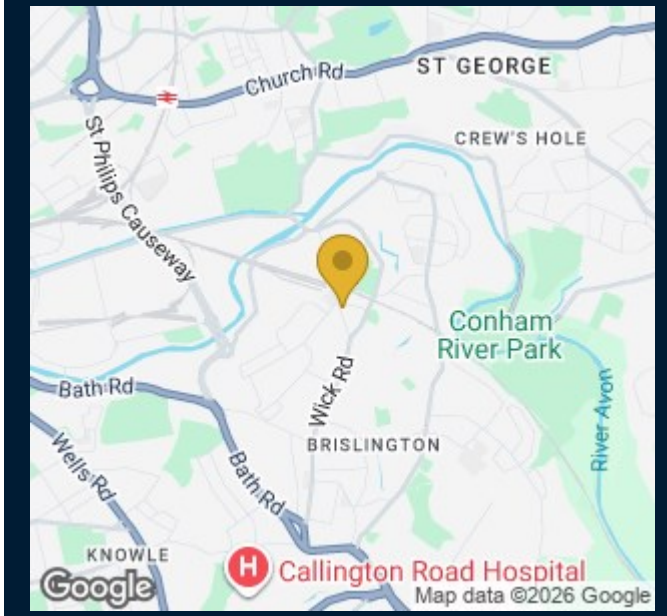






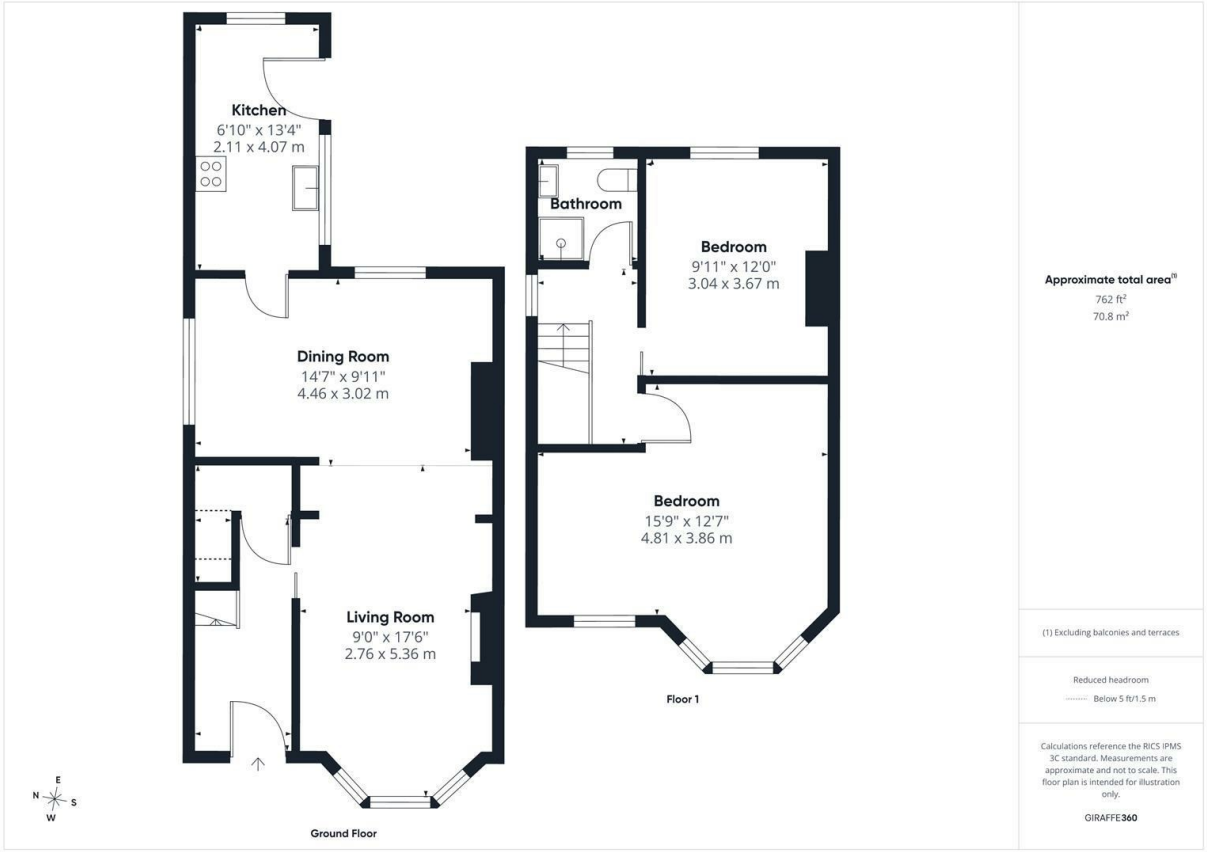








Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.







The Property Ombudsman | RICS Regulated by RICS | nava propertymark PROTECTED | naea propertymark PROTECTED | arla propertymark PROTECTED

22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN