MAGGS & ALLEN

5 CABOT HOUSE SIBLAND WAY

THORNBURY, BRISTOL, BS35 2ED

Guide Price: £135,000+

- 19 November LIVE ONLINE AUCTION
- Ground floor two bedroom flat
- In need of renovation
- Single lock-up garage
- Private terrace
- Scope to add value
- 8-week completion

RICS Regulated by RICS

Auction & Commercial
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5 CABOT HOUSE SIBLAND WAY, THORNBURY, BRISTOL, BS35 2ED

Guide Price: £135,000+

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

VIEWINGS
By appointment.

SUMMARY
GROUND FLOOR TWO-BEDROOM FLAT WITH GARAGE FOR REFURBISHMENT

DESCRIPTION
A spacious ground floor two-bedroom apartment requiring renovation. The property provides well-proportioned accommodation comprising a generous living room, separate kitchen, two good-sized bedrooms, bathroom and useful utility room. The living room benefits from direct access to an enclosed private terrace, providing a pleasant outside space with room for a table and chairs. The apartment would benefit from a programme of refurbishment, providing scope for a purchaser to modernise and improve the accommodation to their own requirements and potentially add value.

A further benefit is the single lock-up garage, with space to park a vehicle directly in front, providing valuable off-road parking and additional storage.

Situated within Cabot House on Sibland Road, the property is conveniently located for the amenities of Thornbury, including a range of shops, cafés, restaurants and everyday facilities. Thornbury also offers a variety of recreational facilities and is well placed for access to the surrounding South Gloucestershire area.

This property represents an excellent opportunity for those seeking a spacious two-bedroom apartment with private outside space, garage and parking, while offering considerable scope for refurbishment and improvement.

A spacious ground floor two-bedroom apartment requiring renovation, offering an excellent opportunity for a private buyer or investor to add value through refurbishment. The property benefits from a single lock-up garage, private parking to the front, and a terrace accessed directly from the living room providing enclosed outside space for table & chairs. The accommodation comprises a generous living room, kitchen, two well-proportioned bedrooms, bathroom and separate utility room. Externally, the property enjoys a private terrace providing a useful outdoor space, while the garage and additional parking provide valuable off-road parking.

LOCATION
The property is situated in Thornbury, a popular market town north of Bristol, offering a wide range of shops, cafés, restaurants, schools and everyday amenities. The town centre and High Street are within easy reach, while Thornbury Castle and surrounding green spaces provide attractive leisure opportunities.

The location benefits from good road links, with the M5 easily accessible, providing convenient connections to Bristol, Gloucester and 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.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: E

TENURE
Leasehold

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 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 (£1,900 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

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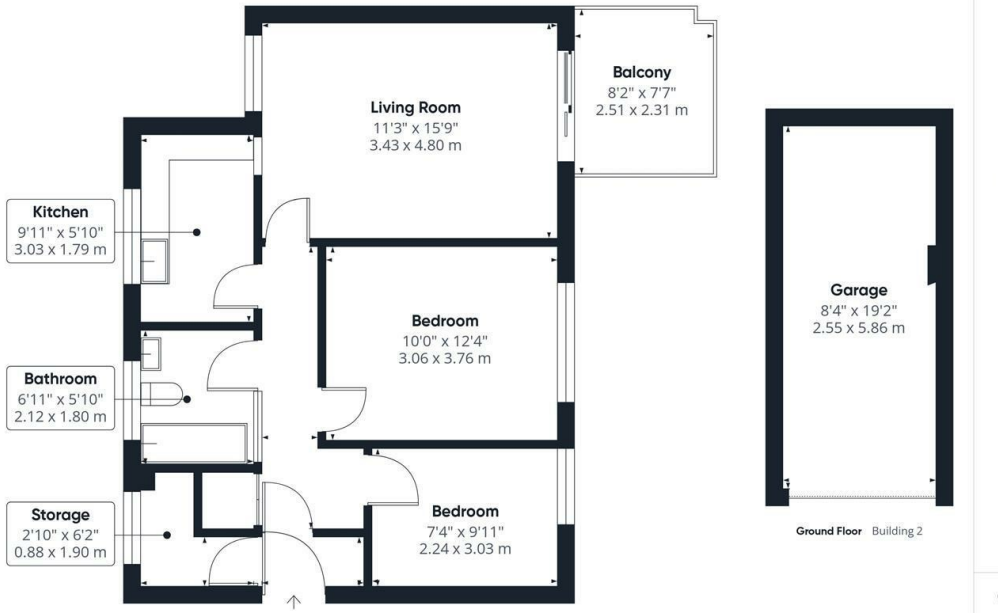

Approximate total area(1)
746 ft²
69.3 m²

Balconies and terraces
62 ft²
5.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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