



MAGGS & ALLEN

39 NAGS HEAD HILL
ST GEORGE, BRISTOL, BS5 8LN

Guide Price: £295,000+

- 17 September LIVE ONLINE AUCTION
- Four-bedroom detached cottage
- Driveway, garage and extensive gardens
- Easy access to Troopers Hill & Hanham Lock
- Ideal for owner occupiers or investors
- 8-week completion



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

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

WELL-PRESENTED DETACHED COTTAGE WITH GARAGE & GENEROUS GARDENS

DESCRIPTION

A four-bedroom detached cottage occupying a generous plot, presented in good decorative order with gas central heating and double glazing, and ready for immediate occupation or letting.

The spacious accommodation includes three reception rooms, a large kitchen/diner with underfloor heating and a door leading onto the rear garden, four well-proportioned bedrooms and two bathrooms - offering flexible accommodation suitable for owner-occupiers and investors alike. Externally, the property benefits from a driveway, garage and gardens to the front, side and rear.

Situated in a popular residential location, the property is within easy reach of local amenities, well-regarded schools, Troopers Hill Nature Reserve, Conham River Park, Hanham Lock, Dundridge Park, and excellent transport links into Bristol City Centre.

The property is considered suitable for owner-occupiers seeking a characterful home with further scope to improve and add value, or for investors seeking a turnkey rental investment.

LOCATION

Situated in the popular St George area of East Bristol, Nags Head Hill offers a desirable balance of city convenience and suburban living. The property is close to a range of local amenities, well regarded schools, and beautiful green spaces including Troopers Hill Nature Reserve and Conham River Park. With excellent transport links into Bristol City Centre and surrounding areas, the location is well suited to families, professionals, and investors alike.

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: D

TENURE

Please refer to the online 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 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

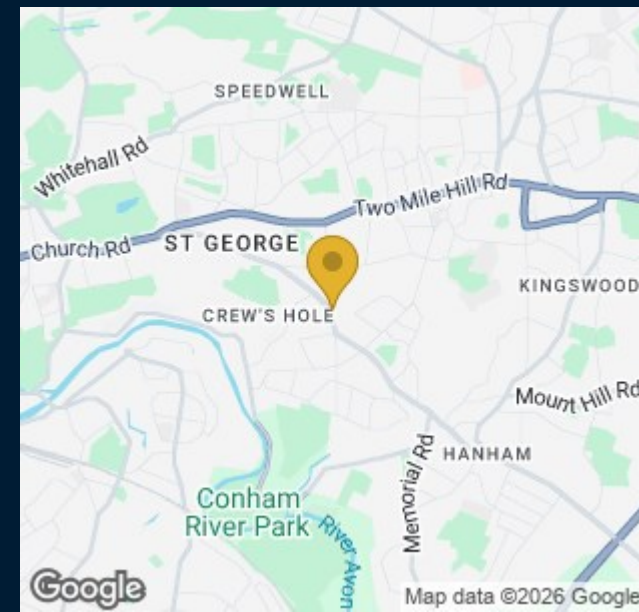
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

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.

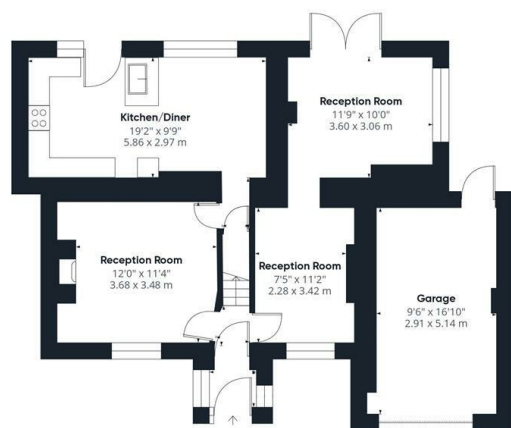
RENTAL ESTIMATES

All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

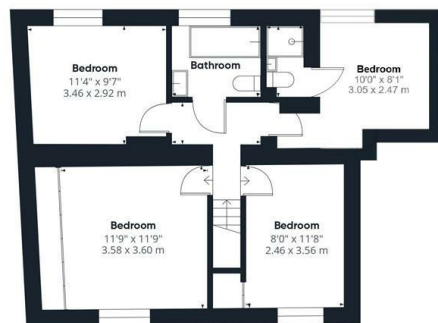




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1306 ft²
121.3 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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