MAGGS & ALLEN

43A WEST VIEW ROAD

KEYNSHAM, BRISTOL, BS31 2UE

Guide Price: £150,000+

- SOLD FOR £150,000 - September Auction
- Spacious two-bedroom ground floor flat
- Parking space and private courtyard garden
- Scope to add value through modernisation
- Easy access to Keynsham High Street
- 8-week completion

RICS Regulated by RICS

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

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN

43A WEST VIEW ROAD, KEYNSHAM, BRISTOL, BS31 2UE

Guide Price: £150,000+

FOR SALE BY AUCTION
SOLD PRIOR - This property is due to feature in our online auction on 17th September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD FOR £150,000 - SPACIOUS TWO-BEDROOM GARDEN FLAT WITH PARKING

DESCRIPTION
A spacious two-bedroom flat, situated on the ground floor of an attractive period property. The property benefits from a private courtyard garden, an allocated parking space to the rear and is situated within easy reach of Keynsham High Street.

Having been tenanted in recent years, the property would benefit from some updating and offers excellent scope to add value. An ideal opportunity for first time buyers and investors alike.

LOCATION
The property is conveniently located on West View Road in Keynsham, within easy reach of a wide range of local amenities on the High Street. Easy access is provide to Bristol and Bath via the A4 Bath Road.

ACCOMMODATION
The property comprises a living room with bay window, two double bedrooms, a kitchen and bathroom.

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

OUTSIDE
Externally, the property benefits from a private courtyard garden and an allocated parking space at the rear of the building.

TENURE
We understand the property is to be sold on the residue of a 999 year lease with approximately 962 years remaining. Please refer to the legal pack for confirmation.

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

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

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.

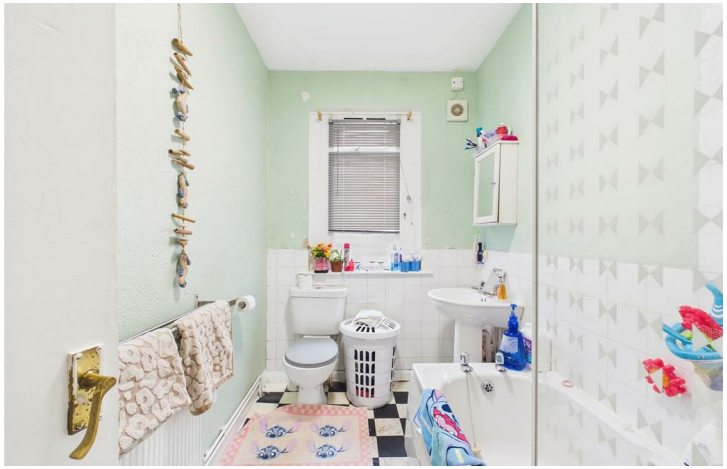
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

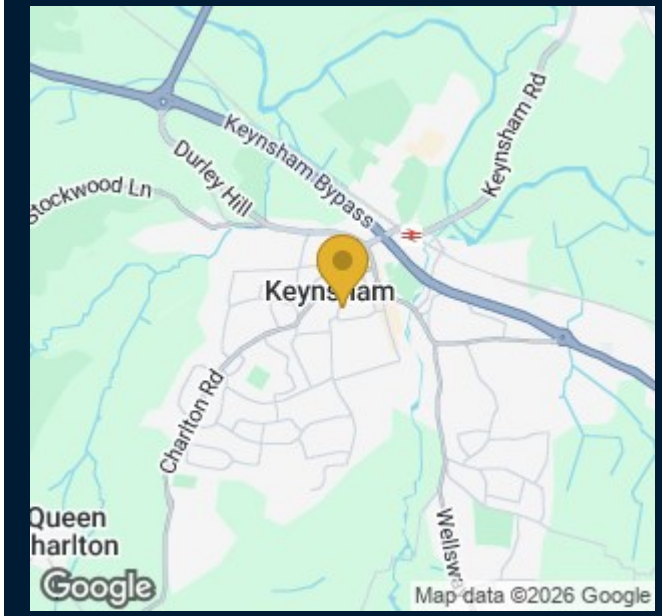
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving 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.

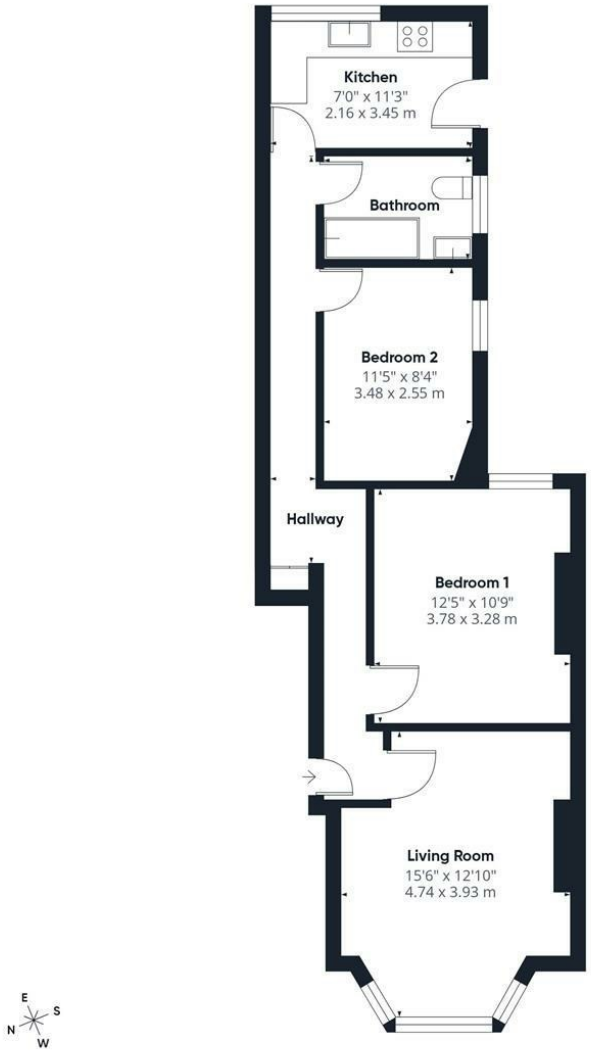
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

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.



Approximate total area(1)

628 ft²

58.4 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

22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

MAGGS & ALLEN