

MAGGS & ALLEN

21 HIGH STREET
EASTON, BRISTOL, BS5 6DW



AUCTION GUIDE £275,000

Refurbished Victorian terrace in vibrant Easton with two reception rooms, modern kitchen and bathroom, two bedrooms plus loft room, and a courtyard garden with wet room access—just minutes from St Marks Road's independent shops and eateries. Move-in or rent-ready, it's ideal for investors or buyers seeking a lively, well-connected location.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

21 HIGH STREET, EASTON, BRISTOL, BS5 6DW



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

RECENTLY RENOVATED THREE-STOREY VICTORIAN HOUSE

DESCRIPTION

A three-storey Victorian terraced house situated on a popular street in the heart of Easton. The property has been recently refurbished and features two reception rooms and newly fitted kitchen and bathroom on the ground floor, with two double bedrooms on the first floor, and a further loft room. There is a courtyard style garden to the rear with direct access to a wet room. At the front, the property is set back from the road behind a paved for garden and is minutes walk away from the array of independent shops and restaurants on St Marks and Roman Road. This property is well suited to investors seeking a well-located rental opportunity, as well as private buyers looking for a home in the vibrant Easton area.

LOCATION

Positioned on High Street in Easton, this property is ideally located for the local amenities on St Marks Road which offers a range of well-regarded independent shops and cafés, including the ever-popular Sugar Loaf Pub, all just a short walk away. Stapleton Road Station provides excellent transport links, with regular trains and buses connecting to Bristol city centre and surrounding areas.

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 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 £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

*GUIDE PRICE

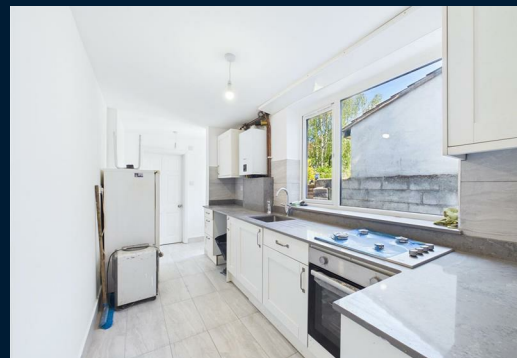
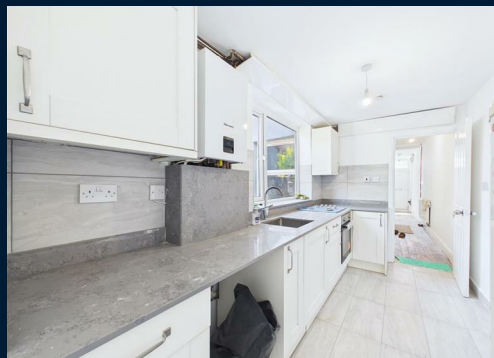
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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.



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.