







MAGGS & ALLEN

35 HARROW ROAD

BRISLINGTON, BRISTOL, BS4 3ND

Guide Price: £285,000+

- 19 November LIVE ONLINE AUCTION
- Attractive terraced house for modernisation
- Three bedrooms and two reception rooms
- Potential to create a superb family home
- Popular street close to Sandy Park Road
- 8-week completion

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Auction & Commercial
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www.maggsandallen.co.uk

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35 HARROW ROAD, BRISLINGTON, BRISTOL, BS4 3ND

Guide Price: £285,000+

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

VIEWINGS
By appointment.

SUMMARY
ATTRACTIVE PERIOD TERRACED HOME FOR MODERNISATION

DESCRIPTION
An attractive and spacious three-bedroom mid-terraced period house, offering excellent potential for refurbishment and modernisation. Having been utilised as a rental investment for many years, the property now presents an exciting opportunity to create a superb family home in a sought-after location.

The ground floor provides two reception rooms and a generous kitchen/breakfast room, while the first floor comprises three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a west-facing rear courtyard garden.

An excellent opportunity for owner-occupiers, investors and developers seeking a period property with scope to add value and create a home tailored to their requirements.

LOCATION
The property is situated on Harrow Road in Brislington, a popular residential suburb to the south-east of Bristol city centre. The area offers a good range of local amenities, with nearby Sandy Park Road providing a variety of shops, cafés and everyday conveniences. The location is well served by public transport, with regular bus services providing access to Bristol city centre, Temple Meads railway station and surrounding areas. The nearby A4 Bath Road and A4174 Ring Road offer convenient road links across Bristol and towards Bath and the wider motorway network. The area is popular with families and professionals alike, benefiting from a combination of established residential streets, local amenities and accessibility to the city centre.

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

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

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: D

TENURE
Please refer to the auction 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 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.



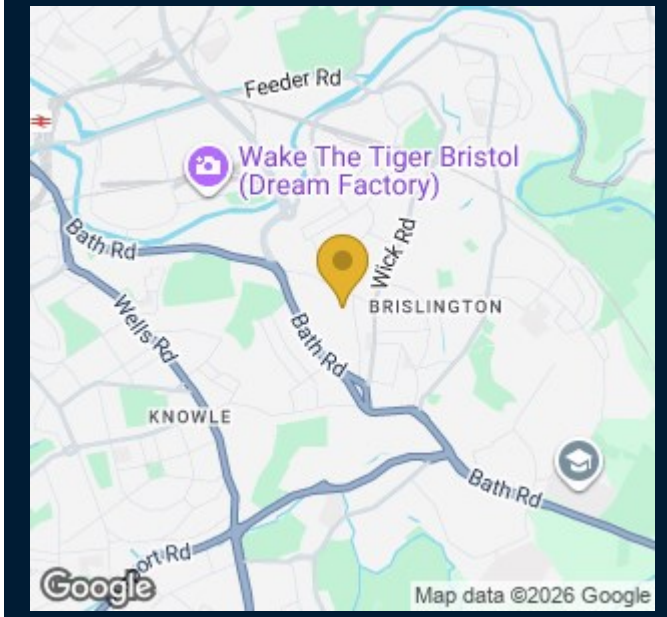














Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



Approximate total area[1]

1003 ft²

93.2 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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