MAGGS & ALLEN

1 WOOD STREET

EASTON, BRISTOL, BS5 6JA

Guide Price: £230,000+

- 23 July LIVE ONLINE AUCTION
- Substantial end-terraced house for modernisation
- Three bedrooms and two reception rooms
- Courtyard garden and garage/store
- Fantastic location close to St Marks Road
- 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

1 WOOD STREET, EASTON, BRISTOL, BS5 6JA

Guide Price: £230,000+

FOR SALE BY AUCTION
This property is due to feature in our online auction on 23 July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
THREE-BEDROOM END OF TERRACE HOUSE FOR MODERNISATION

DESCRIPTION
A substantial three-bedroom end of terrace house offering exceptional potential for modernisation and improvement. The property is ideally positioned in the heart of Easton, just a short walk from the vibrant amenities, cafés and independent shops of St Marks Road.

The accommodation is generously proportioned and comprises two spacious reception rooms, a kitchen and cloakroom to the ground floor. Upstairs are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear courtyard garden and a large garage/store, providing valuable storage or workshop space.

This is a fantastic opportunity for buyers seeking a renovation project, whether to create a spacious family home or explore investment potential, including possible conversion to an HMO (subject to the necessary consents and approvals).

LOCATION
The property is situated on the corner of Wood Street and Brenner Street in Easton, less than 50m from the ever-popular St Marks Road with its eclectic mix of shops, restaurants and cafes.

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

TENURE
Please refer to the auction 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: D

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.

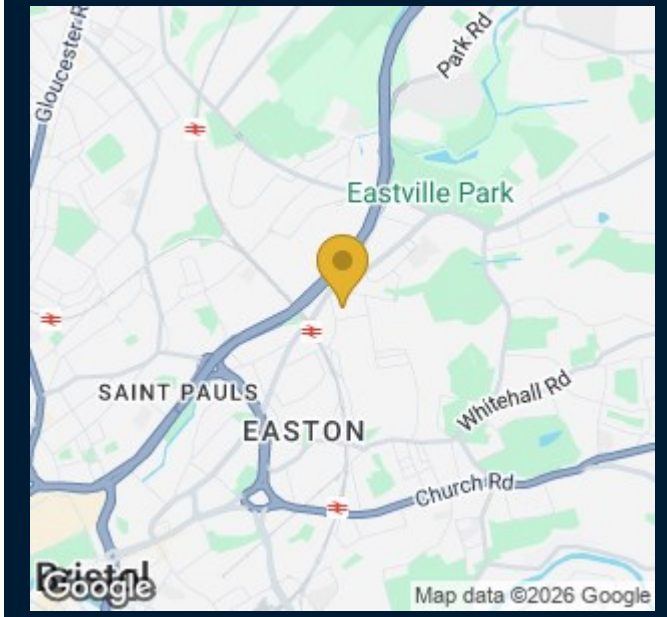
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving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

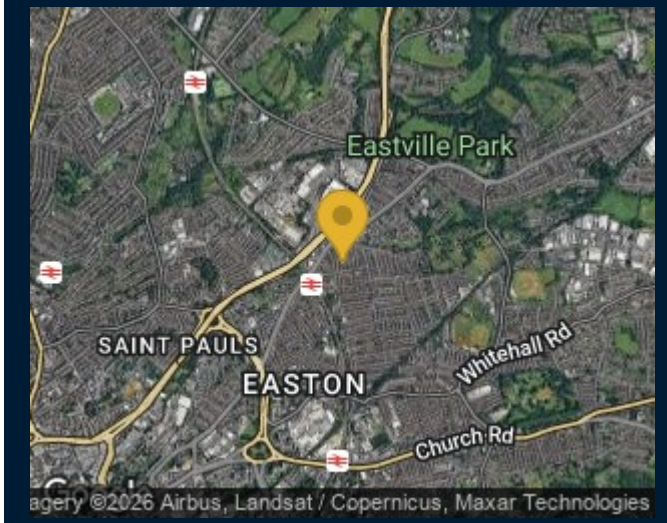
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 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.

HMO LICENSING & PLANNING
HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

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.

The Property Ombudsman | RICS Regulated by RICS | nava propertymark PROTECTED | naea propertymark PROTECTED | arla propertymark PROTECTED

22 Richmond Hill, Clifton, Bristol, BS8 1BA
0117 973 4940
www.maggsandallen.co.uk

MAGGS & ALLEN