







MAGGS & ALLEN

43 CLOUDS HILL ROAD

ST GEORGE, BRISTOL, BS5 7LE

Guide Price: £170,000+

- 17 December LIVE ONLINE AUCTION
- Three-bedroom terraced house for updating
- Accommodation arranged over three floors
- Popular location in St George
- Excellent scope to add value
- Ideal for investors or owner-occupiers

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Auction & Commercial
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www.maggsandallen.co.uk

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Guide Price: £170,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17 December at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
THREE-BEDROOM MID-TERRACED HOUSE FOR MODERNISATION

DESCRIPTION
A mid-terraced three storey period house in need of modernisation, offering excellent scope to add value. The property is arranged to provide a living room and bedroom on the ground floor, a kitchen and utility room on the lower ground floor and two further bedrooms and a bathroom on the first floor. Externally, the property benefits from a large rear garden extending to approximately 90 ft.

The property offers great potential to create a unique home for developers, investors and owner occupiers seeking a project.

LOCATION
The property is situated on Clouds Hill Road in St George, a popular residential area of East Bristol. The location benefits from a range of local shops, cafés, pubs and everyday amenities, with Church Road and St George Park nearby.

The area is well connected to Bristol City Centre and surrounding areas, with regular bus services and convenient access to the A4 and wider motorway network. St George Park and other local green spaces are within easy reach.

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 auction legal pack for confirmation.

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.

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

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.



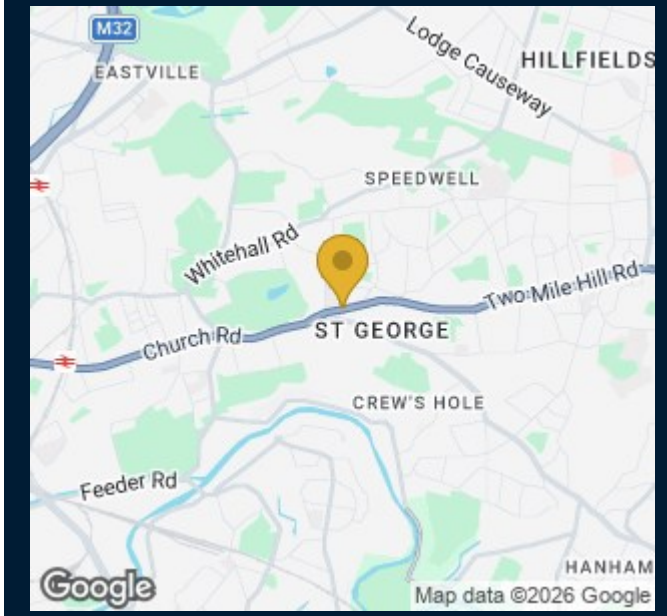


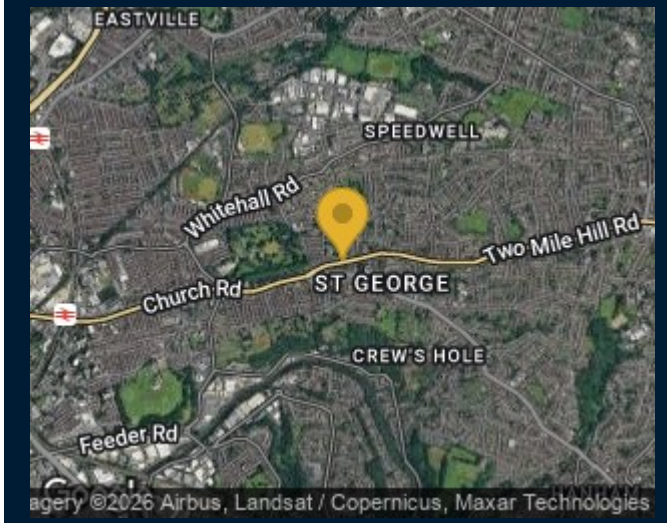












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