







MAGGS & ALLEN

20 BEACHGROVE ROAD

FISHPONDS, BRISTOL, BS16 4AY

Guide Price: £325,000+

- 19 November LIVE ONLINE AUCTION
- Three-bedroom end-of-terrace house
- Newly refurbished
- Finished to a high standard throughout
- Three reception rooms
- Utility Room and ground floor WC
- Large Garage with power
- Ready to move straight into

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Guide Price: £325,000+

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

VIEWINGS
By appointment.

SUMMARY
BEAUTIFULLY NEWLY REFURBISHED THREE-BEDROOM HOUSE | READY TO MOVE IN OR RENT OUT

DESCRIPTION
If you're looking for a spacious home that you can move straight into and make your own, this recently refurbished three-bedroom end-of-terrace property in the popular area of Fishponds could be just what you've been waiting for . Recently refurbished and ready to move straight into with generous space, practical layout and desirable outdoor areas, this property is well worth viewing.

Occupying a generous corner plot between Beachgrove Road and Broadoak Walk, the property offers plenty of space for modern family living, with well-proportioned rooms and a high-quality finish throughout.

The ground floor features a welcoming living room, a separate dining room ideal for family meals and entertaining, and a fitted kitchen/breakfast room providing a practical and sociable space for everyday life. A separate utility room and ground-floor shower room add further convenience.

Upstairs, you'll find three generous bedrooms and a family bathroom, offering comfortable accommodation for families, couples needing extra space or those looking for a home to grow into.

Outside, the mature rear garden provides a lovely space to relax, enjoy the warmer months or entertain friends and family, with a large patio area perfect for outdoor dining. A garage with an electric door and off-street parking complete the package.

Finished to a high standard, this property presents an excellent opportunity for first-time buyers or investors seeking a ready-to-let investment.

LOCATION
The property is situated on Beachgrove Road in the popular residential area of Fishponds, East Bristol. The area offers a range of local shops, cafés, supermarkets and everyday amenities, with schools and green spaces nearby.

The location benefits from regular bus services and convenient access to Bristol City Centre, the A4174 ring road and the wider motorway network, making it an attractive location for both homeowners and commuters.

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.

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).

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.



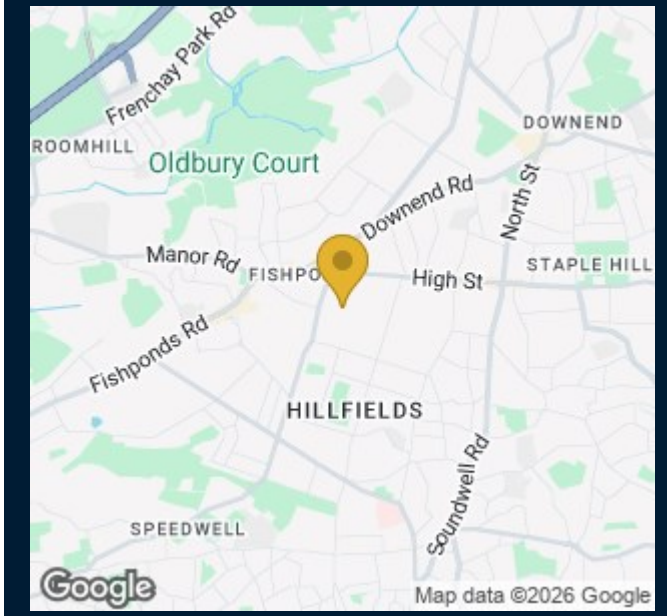














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