MAGGS & ALLEN

8 MARY STREET

REDFIELD, BRISTOL, BS5 9FH

Guide Price: £165,000+

- 19 November LIVE ONLINE AUCTION
- Spacious 2-Bedroom Maisonette (approx. 838 ft²)
- Let producing £17,400 per annum
- Superb buy to let investment
- Popular Redfield location
- 8-week completion

RICS Regulated by RICS

Auction & Commercial
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8 MARY STREET, REDFIELD, BRISTOL, BS5 9FH

Guide Price: £165,000+

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
SPACIOUS TWO-BEDROOM MAISONETTE WITH TENANTS IN SITU

DESCRIPTION
A spacious two-bedroom maisonette measuring approximately 838 sq ft, arranged over two floors and occupying a convenient position in the popular and well-established area of Redfield. The property provides well-proportioned accommodation comprising a generous living room, fitted kitchen, bathroom and two double bedrooms, together with a practical and versatile layout.

The property is currently let at £1,450 per calendar month (£17,400 per annum), offering an attractive opportunity for investors seeking an established residential investment with a tenant already in situ. The generous proportions and two-storey arrangement provide strong rental appeal and make this an excellent addition to a residential investment portfolio.

Ideally located for the extensive range of shops, cafés, restaurants and everyday amenities along Church Road and throughout Redfield, with convenient transport links providing access to Bristol city centre and surrounding areas. An appealing opportunity to acquire a well-positioned two-bedroom investment property with an established rental income.

LOCATION
Mary Street is situated in the popular and well-established area of Redfield, close to Church Road and its excellent range of independent shops, cafés, restaurants and everyday amenities. The area is well served by public transport, providing convenient access to Bristol city centre and surrounding areas.

The property is also within easy reach of St George Park, local schools and a variety of recreational facilities, making Redfield a popular choice for both residents and investors.

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

TENURE
The property is for sale on a leasehold basis, please refer to the auction legal pack for a copy of the lease.

COMPLETION
Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: C

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.

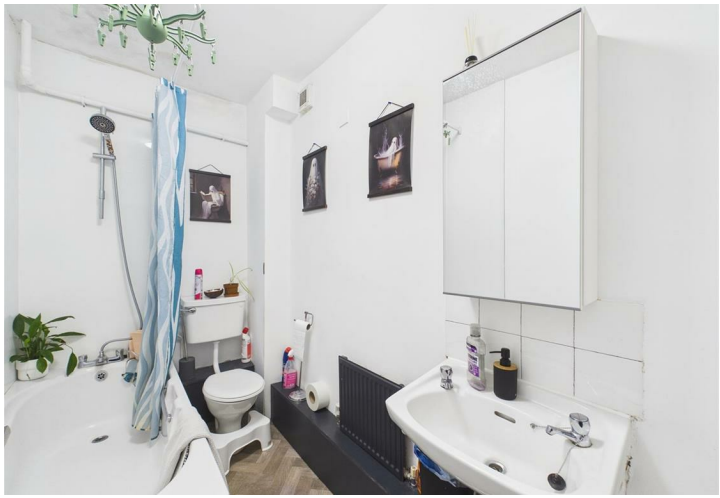
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

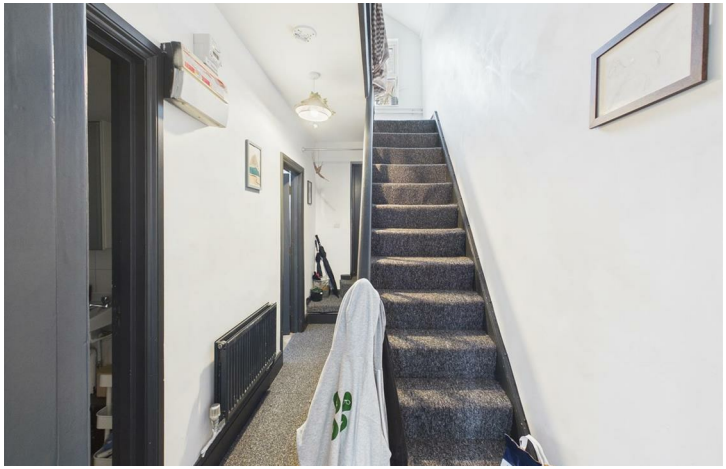
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving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

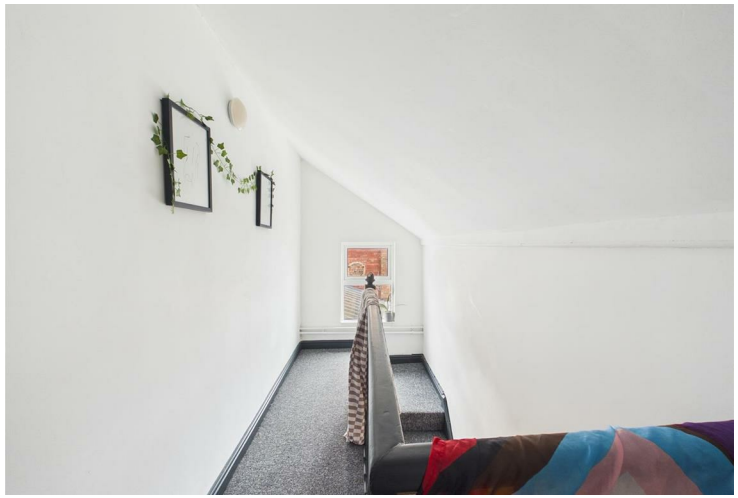
PRELIMINARY DEPOSITS
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

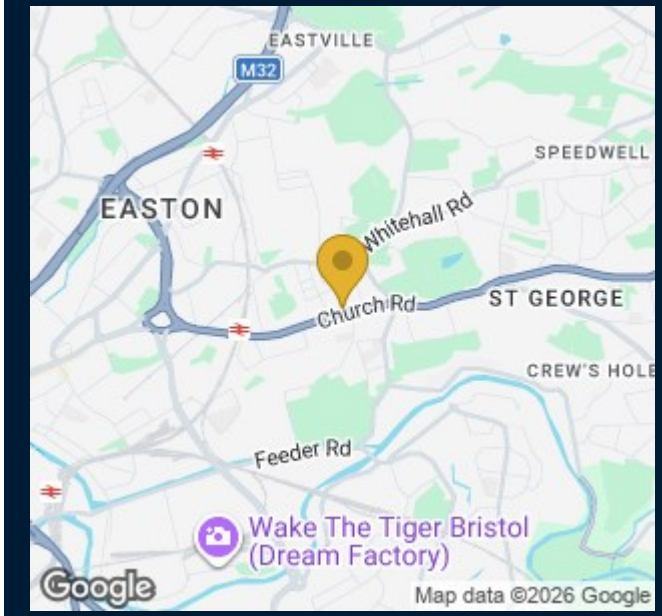
If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,900 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

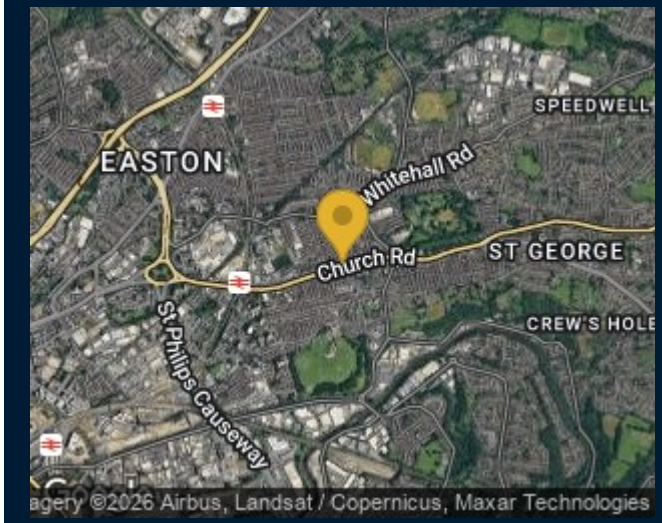
RENTAL ESTIMATES
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.











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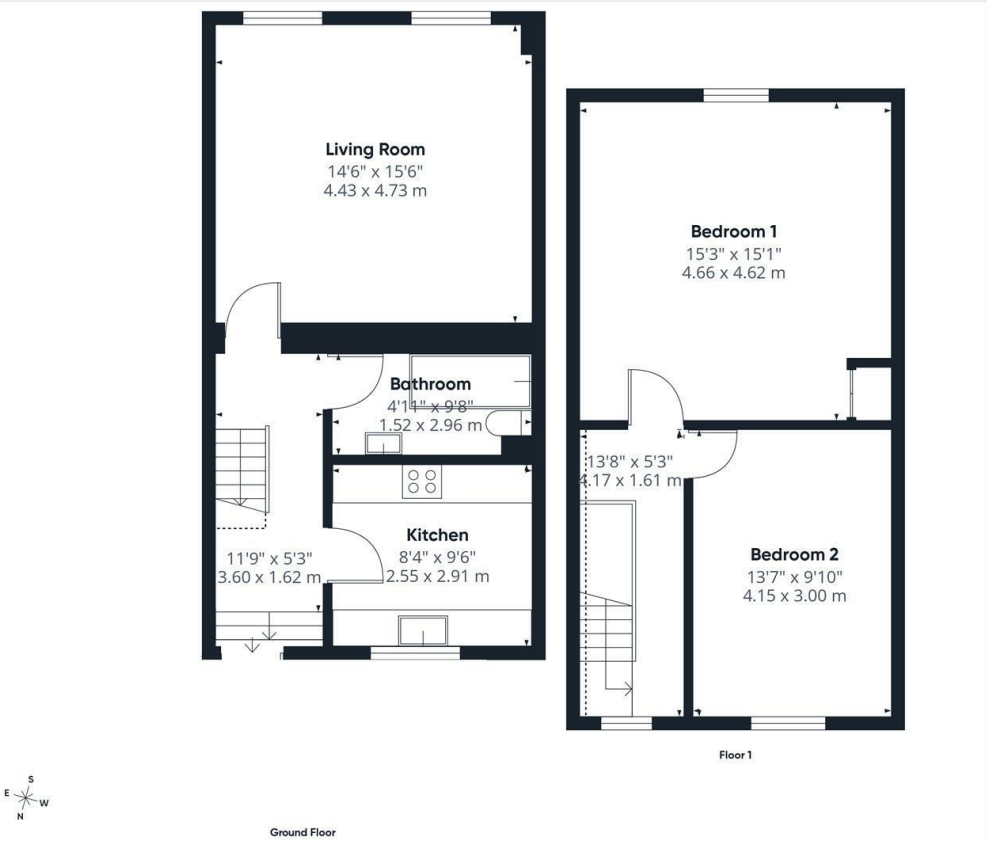

Approximate total area(1)
838 ft²
77.9 m²

Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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