

MAGGS & ALLEN

1 MAPLE ROAD
ST. ANNES, BRISTOL, BS4 4FB



AUCTION GUIDE £170,000

A beautifully presented detached two-bedroom bungalow occupying a sought-after position on Maple Road, adjacent to the open green spaces of St Anne's Park. The property has been fully modernised throughout and offers light, well-proportioned accommodation, including a spacious living room, contemporary fitted kitchen, two double bedrooms and a stylish shower room.

Further benefits include double glazing and gas central heating. Offered in excellent condition and ready for immediate occupation, this is an ideal home for owner-occupiers, downsizers or investors, with local amenities, public transport links and Bristol city centre all within easy reach.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK

1 MAPLE ROAD, ST. ANNES, BRISTOL, BS4 4FB



FOR SALE BY AUCTION

This property is due to feature in our online auction on 17 September 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

DETACHED TWO-BEDROOM BUNGALOW

DESCRIPTION

A superbly presented detached two-bedroom bungalow in a highly sought-after location on Maple Road, overlooking the green open spaces of St Anne's Park. Recently renovated throughout, the property offers stylish, move-in-ready accommodation with a spacious living room, fitted kitchen, two bedrooms and a modern shower room.

Further benefits include gas central heating, double glazing and low-maintenance accommodation, ideal for those looking to downsize, first-time buyers or investors. Conveniently located within easy reach of local amenities, excellent transport links and Bristol city centre, this is a rare opportunity to acquire a turnkey home in a desirable residential setting. A beautifully presented detached two-bedroom bungalow occupying a sought-after position adjacent to St Anne's Park. The property has been fully modernised throughout and is offered in excellent condition, ready for immediate occupation.

LOCATION

Maple Road is a popular residential address in the sought-after area of St Anne's, offering a peaceful setting adjacent to the attractive open spaces of St Anne's Park. A wide range of local amenities are within easy reach, including shops, supermarkets, cafés and other everyday services. The area is well served by public transport, with regular bus routes and convenient access to Bristol city centre and the surrounding districts. Major road links, including the M32, M4 and M5, are also easily accessible, making this an ideal location for 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: C

TENURE

Please refer to the Auction legal pack.

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



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.