MAGGS & ALLEN

68 SPRINGFIELD AVENUE

HORFIELD, BRISTOL, BS7 9QT



AUCTION GUIDE £375,000

An exciting opportunity to acquire an attractive period property in the popular area of Horfield. Requiring modernisation throughout, the property offers spacious accommodation, three bedrooms, two reception rooms, kitchen and utility room. Further benefits include a private rear garden and detached outbuilding/workshop. Offering excellent potential to add value, this property is ideally suited to investors, developers and buyers seeking their next renovation project.

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

VIEWINGS
By appointment.

SUMMARY
PERIOD 3 BEDROOM HOUSE IN NEED OF RENOVATION

DESCRIPTION
An attractive period property offering spacious accommodation and plenty of potential, situated in the popular area of Horfield. Requiring modernisation throughout, this is an excellent opportunity for buyers looking to put their own stamp on a character home and create something special. The ground floor comprises a spacious lounge flowing through to a separate dining room, along with a separate kitchen and useful utility room. To the first floor are three good-sized bedrooms and a generously proportioned family bathroom.

Externally, the property benefits from a private rear garden, which leads to a detached outbuilding offering excellent potential as a workshop, hobby room or additional storage space.
This property will appeal to investors, developers and owner-occupiers alike seeking a home with character and scope to add value.

LOCATION
Situated in the popular residential area of Horfield, Springfield Avenue is conveniently positioned for a range of local amenities, independent shops, supermarkets and everyday facilities. The area benefits from good transport links into Bristol city centre and surrounding areas, with access to major road networks. Nearby green spaces, leisure facilities and local schools further add to the appeal of this well-established residential location.

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:TBC

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.

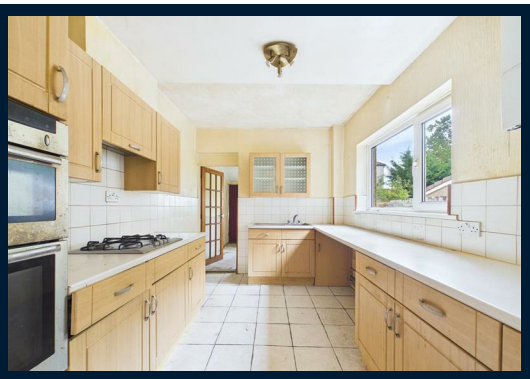
*GUIDE PRICE
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot 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 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.