

# MAGGS & ALLEN

37 GRANGE ROAD  
BISHOPSWORTH, BRISTOL, BS13 8LE

**Guide Price: £325,000+**

- 25 June LIVE ONLINE AUCTION
- Substantial five-bedroom semi-detached home
- Requiring modernisation with great scope to add value
- Spacious kitchen, living room, dining room and utility
- Good-sized rear garden and a large driveway
- 8-week completion



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

SUBSTANTIAL FIVE-BEDROOM SEMI-DETACHED HOME FOR MODERNISATION

#### DESCRIPTION

A substantial five-bedroom semi-detached home on Grange Road, in the popular area of Bishopsworth. Requiring modernisation throughout, the property represents excellent value for money and offers significant potential to add value through the refurbishment.

The accommodation comprises a spacious kitchen with a dining room to one side and a large utility room to the other, together with a conservatory opening onto the rear garden. To the front of the property is a generous living room, while the first floor offers five well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a good-sized level rear garden and a large driveway to the front providing ample off-street parking.

This property would appeal to builders, developers and private buyers seeking a renovation project. It has the potential to become an ideal family home or, subject to the necessary consents, could be converted into a large HMO or flats.

#### LOCATION

Situated in the popular residential area of Bishopsworth, South Bristol, Grange Road enjoys a convenient location with a wide range of local amenities nearby. The property is well placed for access to shops, supermarkets, schools and leisure facilities, while Bristol City Centre is within easy reach by both road and public transport.

The area is popular with families and commuters alike, benefiting from nearby green spaces and excellent transport links, including easy access to the A38, Bristol Airport and the wider motorway network. Bishopsworth offers a strong community feel together with a variety of everyday conveniences, making it a sought-after location for owner occupiers and investors.

#### 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. Valid until 9th June 2036.

#### TENURE

Please refer to the auction legal pack for confirmation.

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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 (£1,800 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.

#### 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](mailto:lettings@maggsandallen.co.uk).

#### HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

#### RENTAL ESTIMATES

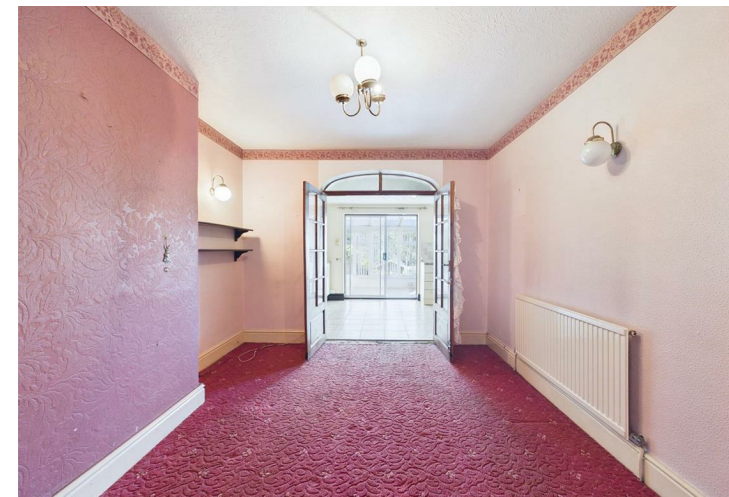
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

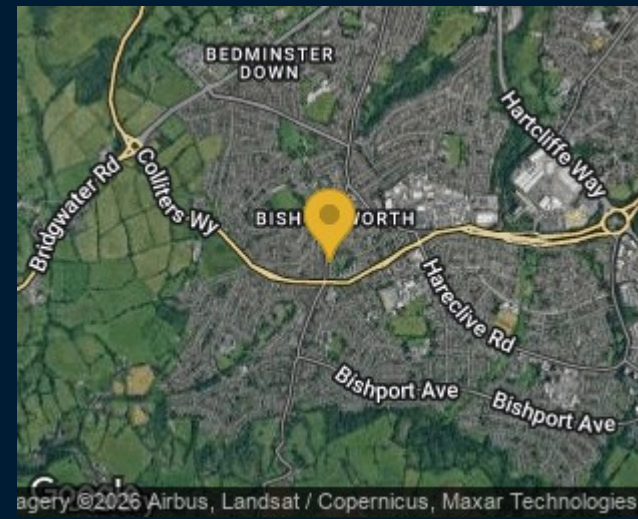
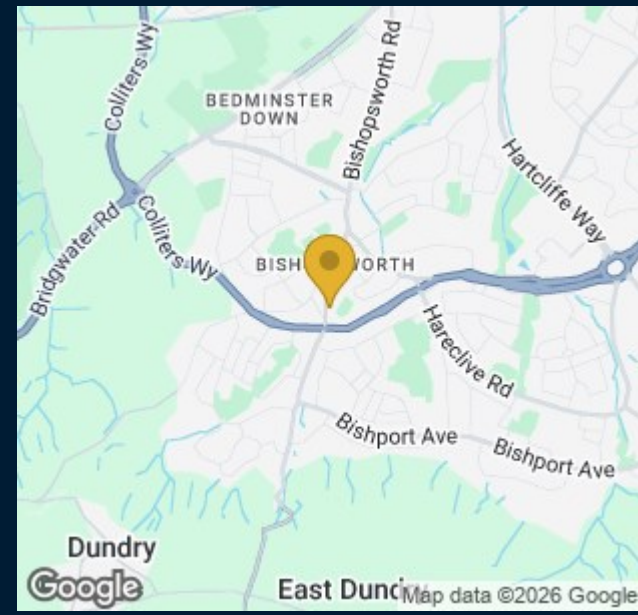
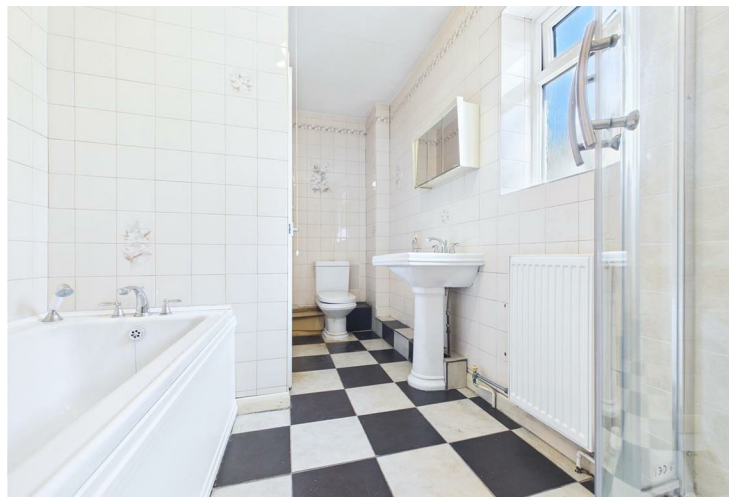
#### AUCTION OR BRIDGING FINANCE REQUIRED?

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](mailto:admin@maggsandallen.co.uk)

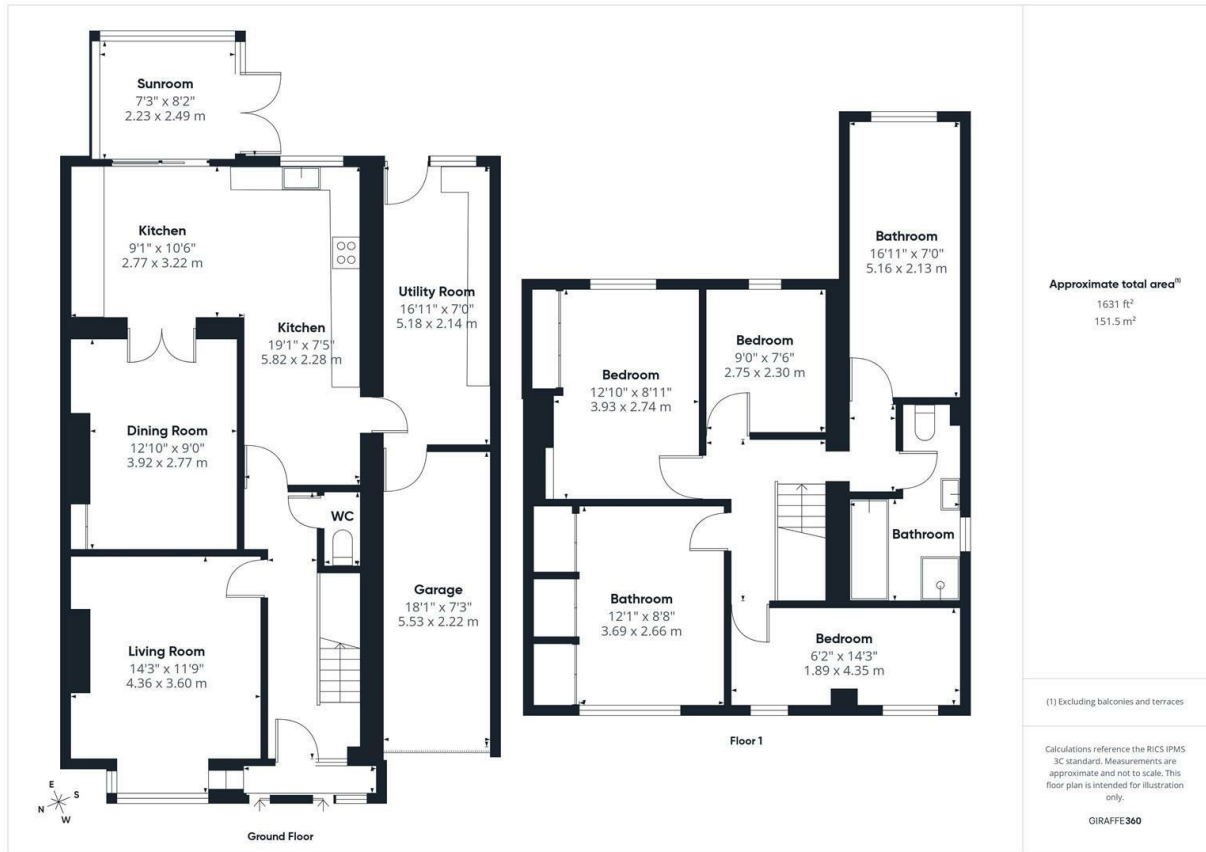
#### SITE PLAN & AERIAL IMAGES

The site plan and aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.





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.



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