







MAGGS & ALLEN

95 WELLS ROAD

BARNWOOD, GLOUCESTER, GL4 3AN

Guide Price: £150,000+

- 17 December LIVE ONLINE AUCTION
- Two-bedroom mid-terraced house
- Spacious kitchen and generous rear garden
- Ideal investment or renovation project
- Excellent potential to modernise and add value
- Well-connected and convenient residential location
- 8-week completion

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Auction & Commercial
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www.maggsandallen.co.uk

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Guide Price: £150,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 17 December 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
EXCELLENT RENOVATION OPPORTUNITY IN A QUIET AND CONVENIENT LOCATION

DESCRIPTION
A spacious two-bedroom mid-terraced house situated on Wells Road, within the established residential area of Barnwood. Requiring modernisation, the property offers excellent potential to add value and comprises two sizable double bedrooms, a large reception room, sunroom and a generous rear garden.

The property presents an exciting opportunity for purchasers to create a stylish and comfortable home, set within a quiet yet conveniently located cul-de-sac. Wells Road enjoys a well-established residential setting, offering a pleasant balance of suburban living, local amenities and accessibility to Gloucester city centre and the wider Gloucestershire area. The location is particularly appealing to those seeking a peaceful residential environment whilst remaining within easy reach of everyday amenities and city facilities.

LOCATION
The property is situated in a convenient and established residential location on Wells Road, within the popular suburb of Barnwood, south-east of Gloucester city centre. The immediate area offers a pleasant neighbourhood environment whilst benefiting from good access to local amenities, public transport links and the wider road network. Gloucester city centre is readily accessible, with the A40, Eastern Avenue and M5 motorway providing connections to surrounding towns and cities. Overall, the property occupies a well-connected suburban position, combining residential surroundings with convenient access to local facilities and transport links

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

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).

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













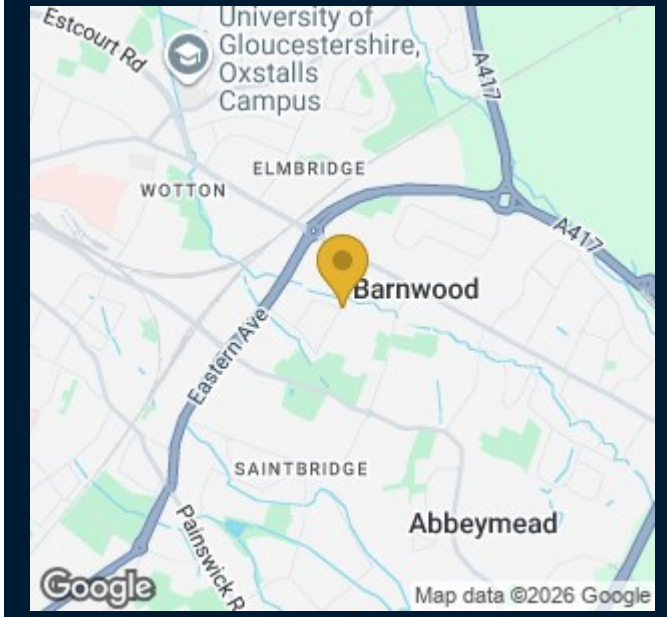



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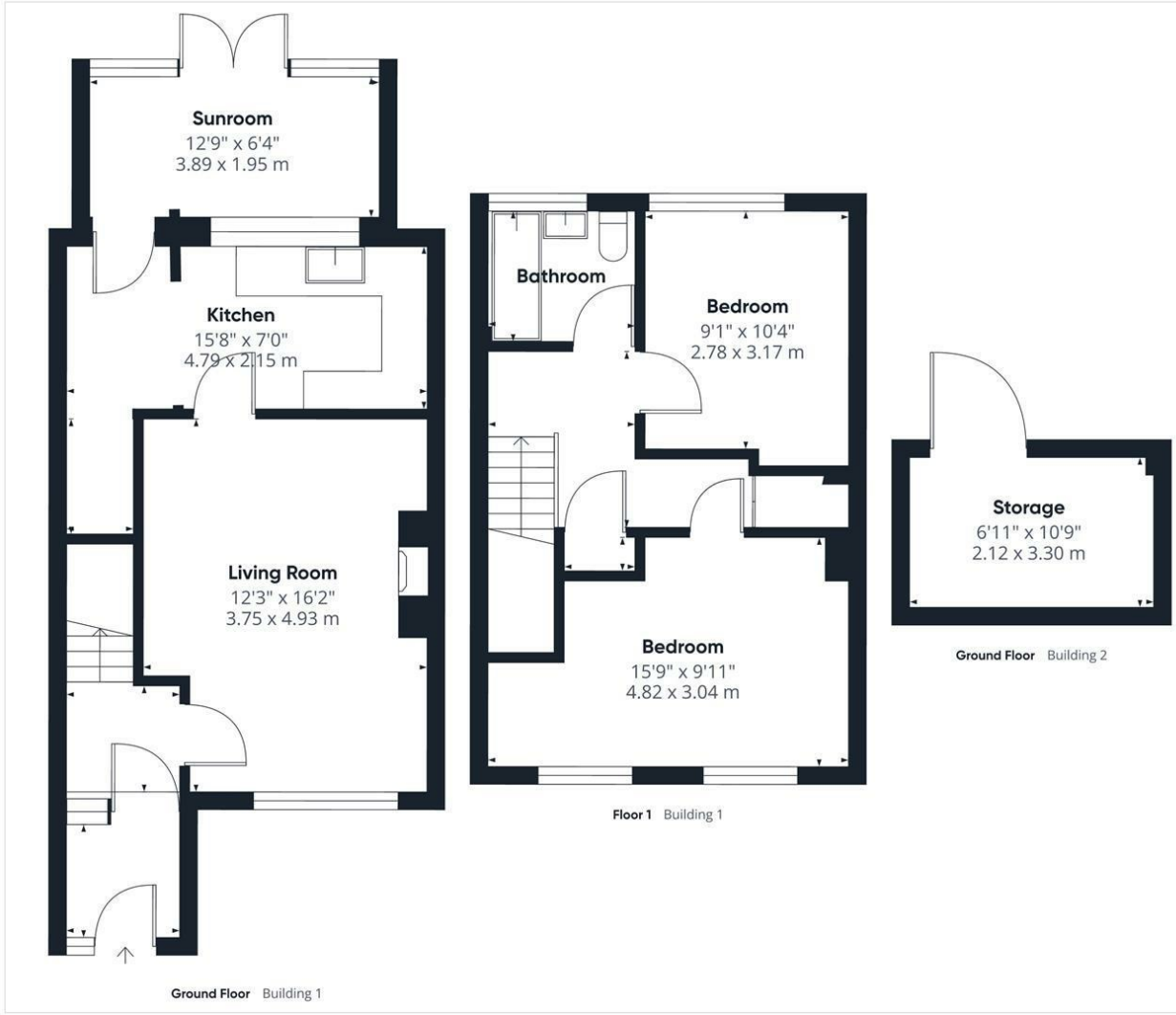

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