MAGGS & ALLEN

634 FISHPONDS ROAD

FISHPONDS, BRISTOL, BS16 3HU

Guide Price: £450,000+

- SOLD FOR £470,000 - 15 October Auction
- Substantial period end of terrace building
- Arranged as 4 x 1-Bedroom Flats
- Potential rental income in excess of £49,000 PA
- Superb investment / break-up opportunity
- Parking to the rear

RICS Regulated by RICS

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634 FISHPONDS ROAD, FISHPONDS, BRISTOL, BS16 3HU

Guide Price: £450,000+

FOR SALE BY AUCTION
This property is due to feature in our LIVE Online Auction on 15 October 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS
By appointment.

SUMMARY
SOLD FOR £470,000 - FREEHOLD INVESTMENT PROPERTY - 4 X 1-BEDROOM FLATS WITH GARDEN & PARKING

DESCRIPTION
A substantial end-of-terrace period property arranged as four self-contained one-bedroom flats, in a convenient location in Fishponds. The property benefits from a generous rear garden with off-street parking, providing an attractive amenity for the flats.

Three of the four flats are currently let, producing a combined rental income of £35,700 per annum, with the top-floor flat currently vacant. Once fully occupied at anticipated market rents, the property is expected to generate an annual rental income in excess of £49,000.

The property represents an excellent investment and potential break-up opportunity, offering immediate rental income with scope to increase the return through letting the vacant flat. Situated in a well-connected location, the property benefits from excellent transport links and convenient access to the amenities of Fishponds and surrounding areas.

LOCATION
Fishponds is a popular and well-established residential location in east Bristol, approximately 3 miles north-east of Bristol city centre. The property is positioned close to the heart of Fishponds, with a wide range of shops, cafés, restaurants, pubs and everyday amenities available along Fishponds Road and within the nearby Fishponds town centre.

The area is particularly well connected for commuters, with frequent bus services operating along Fishponds Road providing access towards Bristol city centre, Keynsham and Emersons Green, while the Bristol and Bath Railway Path provides an attractive off-road cycle route towards the city and Bath.

SCHEDULE OF ACCOMMODATION & RENTAL INCOME
FLAT 1 - One bedroom ground floor flat (36 m²) - Let at £975 pcm
FLAT 2 - One bedroom first floor flat (31 m²) - Let at £950 pcm
FLAT 3 - One bedroom second floor flat (29 m²) - Vacant
634A - Rear one bedroom maisonette (36 m²) - £1,050 pcm

Please refer to the floor plan for internal layout and approximate room measurements.

TENURE
The property is for sale on a freehold basis, subject to the existing tenancies above.

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

SITE PLAN
The site plan is provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

ENERGY PERFORMANCE CERTIFICATE (EPC) RATINGS
Flat 1: C / Flat 2: C / Flat 3: D / 634A - 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.

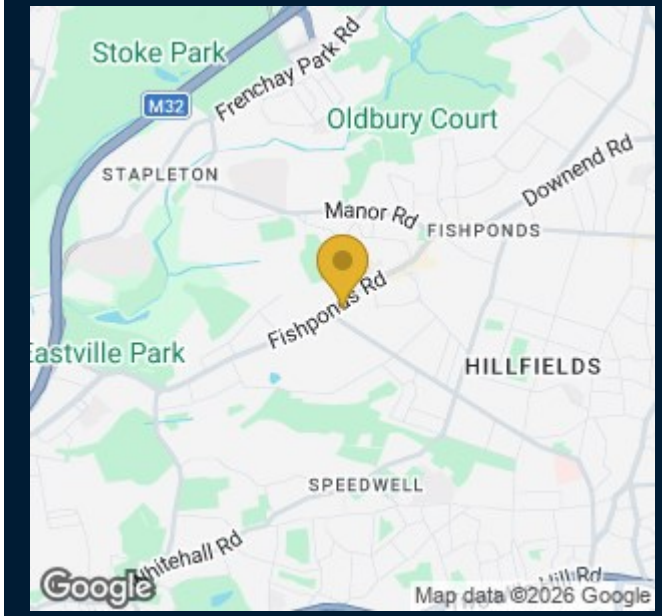
RESERVE PRICE
The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including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

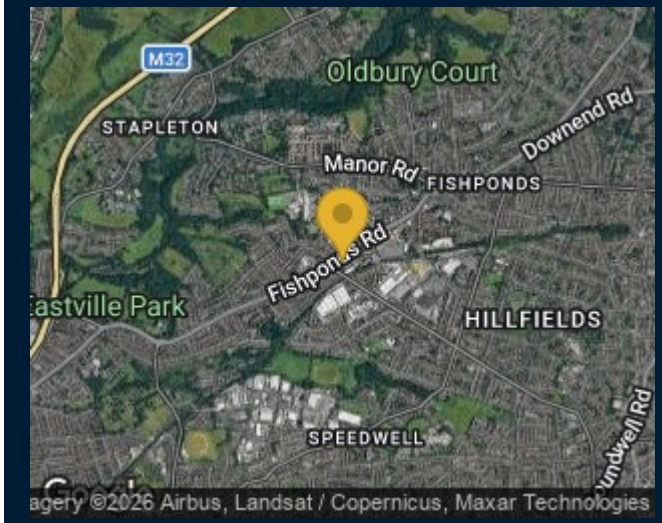
PROXY, TELEPHONE & ONLINE REMOTE BIDDING
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving 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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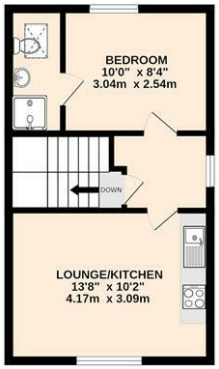
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.

2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1449 sq.ft. (134.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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