

MAGGS & ALLEN

101 BRADLEY AVENUE
WINTERBOURNE, BRISTOL, BS36 1HN



AUCTION GUIDE £160,000

This three-bedroom terraced house in the popular village of Winterbourne requires modernisation throughout, offering an excellent opportunity for first-time buyers and investors alike. The accommodation comprises a living room, dining room, kitchen, ground floor wet room, three well-proportioned bedrooms and a family bathroom. Outside, there is a south-west facing rear garden with a patio and lawn, together with a low-maintenance front garden.

Winterbourne offers a wide range of local amenities, good schools and excellent transport links to Bristol City Centre, Bristol Parkway and the M32, M4 and M5, making it a popular location for both commuters and families.

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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

A MID-TERRACED THREE-BEDROOM HOUSE IN NEED OF REFURBISHMENT

DESCRIPTION

This three-bedroom terraced house is situated on Bradley Avenue in the popular village of Winterbourne, on the outskirts of Bristol. Requiring modernisation throughout, the property offers an excellent opportunity to add value and create a fantastic family home. The accommodation comprises three well-proportioned bedrooms, a spacious living room, separate dining room, kitchen, ground floor wet room and a family bathroom on the first floor. Externally, the property benefits from a south-west facing rear garden with a patio, lawn and mature flower beds, together with a low-maintenance gravelled front garden.

The property is ideally suited to first-time buyers looking for a renovation project or investors seeking a value-add opportunity in a popular location with strong demand from both owner-occupiers and tenants.

LOCATION

Situated in the popular village of Winterbourne, this property enjoys a convenient location with a wide range of local amenities close by, including shops, cafés, pubs, schools and supermarkets. The nearby Winterbourne High Street provides everyday conveniences, while Bradley Stoke and Emersons Green offer an extensive selection of retail and leisure facilities. Excellent transport links provide easy access to Bristol City Centre, the M32, M4 and M5 motorway networks, and Bristol Parkway railway station, making the area ideal for commuters. Surrounded by green spaces and countryside walks, Winterbourne offers an attractive balance of village living and excellent connectivity.

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 for confirmation.

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 (£1,800 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.



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.