

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

maggs  
allen

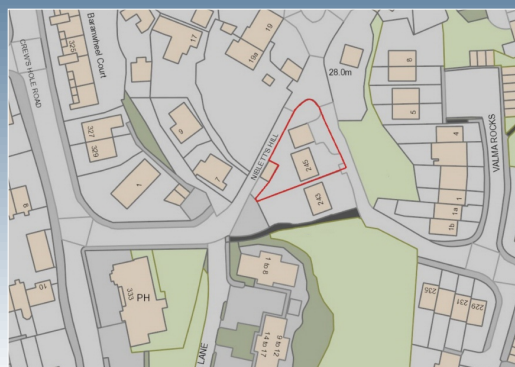
auctioneers



**LOT 25 - 245 Dundridge Lane, St George, Bristol, BS5 8SU**

**For auction Guide Price £240,000 +**

A detached 3 bedroom house in need of some updating with a substantial detached double garage with games room above which offers potential for conversion to a further residential dwelling, subject to consents. The property benefits from off-street parking to the front and a tiered garden to the rear.





# LOT 25 - 245 Dundridge Lane, St George, Bristol, BS5 8SU



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be relied upon for 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.  
Made with Metropix 10217

## FOR SALE BY AUCTION

This property is due to be auctioned on the 28th November 2017 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

## VIEWING

Tuesdays & Thursdays 10.45am - 11.15am

## SUMMARY

DETACHED HOUSE & ADDITIONAL GARAGE/GAMES ROOM WITH POTENTIAL TO CONVERT

## DESCRIPTION

A detached 3 bedroom house in need of some updating with an additional two storey building comprising a double garage on the ground floor and a games room on the first floor. The garage building offers potential to convert to a residential dwelling, subject to consents.

## LOCATION

The property is situated in a delightful residential location in St George

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## DETACHED HOUSE

Comprising a living room, dining room, kitchen and WC on the ground floor with 3 bedrooms and a family bathroom on the first floor.

## GARAGE/GAMES ROOM

Comprising a double garage with inspection pit and two up and over doors on the ground floor and a large games room on the first floor. This building offers potential for conversion to a separate detached dwelling, subject to obtaining

the necessary planning consents.

## ENERGY PERFORMANCE CERTIFICATE

Rating: F.

## SOLICITOR

Ms J Arnold  
Burroughs Day  
Queen Square House  
18-21 Queen Square  
Bristol BS1 4NH  
Telephone: 0117 321 5962  
Email: julie.arnold@burroughsday.com

## BUYERS PREMIUM

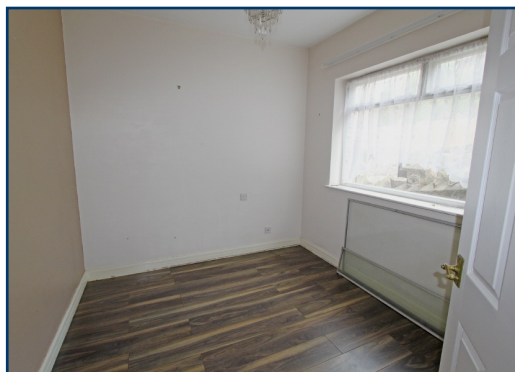
Please be advised that all purchasers are subject to a £750 plus VAT (£900 inc VAT) buyers premium payable upon exchange of contracts.

## \*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.



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

