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Auctions

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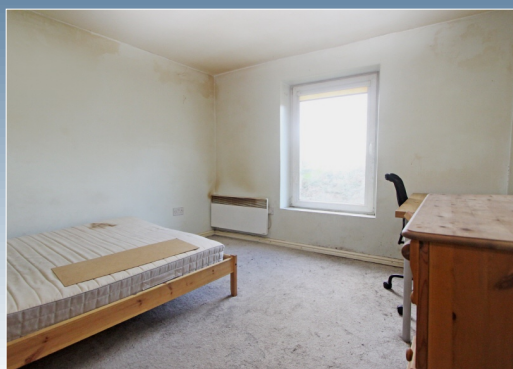
auctioneers



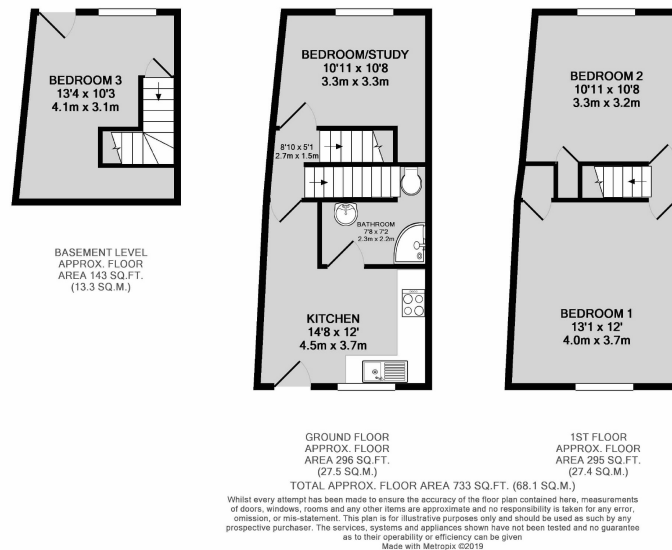
LOT 1 - 360 Stapleton Road, Easton, Bristol, BS5 0NL

For auction Guide Price £75,000 +

A mid-terraced 2 bedroom house in need of refurbishment. situated in a convenient location in Easton providing excellent access to the City Centre and a range of local amenities on Stapleton Road. An excellent opportunity for developers and buy to let investors.



LOT 1 - 360 Stapleton Road, Easton, Bristol, BS5 0NL



FOR SALE BY AUCTION

This property is due to be auctioned on the 26th February 2019 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

MID-TERRACED HOUSE FOR REFURBISHMENT

DESCRIPTION

A mid-terraced house in need of refurbishment that has previously been rented as a 4 bedroom investment property. Situated in a convenient location in Easton, The property offers scope to increase value and a potential rental income of circa £14,400 per annum once renovated.

LOCATION

The property is situated on Stapleton Road in Easton with excellent access to the City Centre and the M32 Motorway. A wide range of shops, restaurants and other amenities can be found on Stapleton Road and St Marks Road.

ACCOMMODATION

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

GROUND FLOOR

Comprising a kitchen, bathroom and a bedroom/study.

FIRST FLOOR

Comprising two double bedrooms.

BASEMENT

Comprising a further bedroom with access to the rear garden.

OUTSIDE

To the rear of the property is a courtyard garden with access onto Fox Park.

ENERGY PERFORMANCE CERTIFICATE

Rating: E

SOLICITOR

Mr R Wilson
Capstone Solicitors
62 Gloucester Road
Bishopston
Bristol BS7 8BH
Tel: 0117 942 8214
Email: rjw@capstonelaw.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 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



Auction, Commercial & Chartered Surveyors

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Bristol, BS8 1BA

Estate Agents & lettings

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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.

