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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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## LOT 17 - 4A Gloucester Road North, Filton, Bristol, BS7 0SF

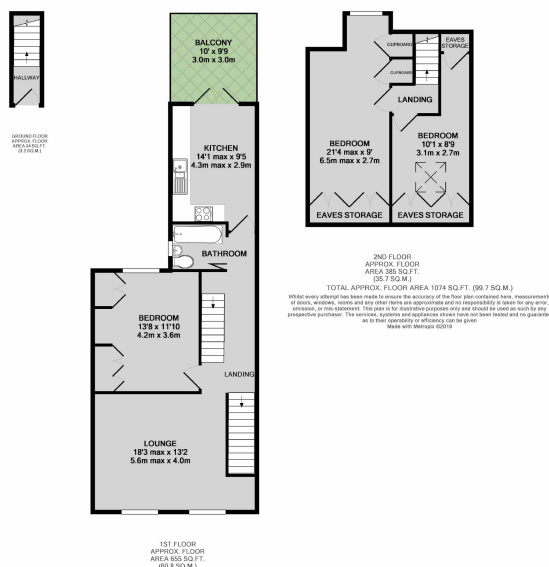
**For auction Guide Price £155,000 +**

A spacious 3 bedroom maisonette arranged over the first and second floors of this terraced property in a convenient location in Filton. The generous property is presented in excellent decorative order and benefits from a decked balcony, good-sized rear garden and parking. A fantastic opportunity for owner occupiers and buy to let investors.





# LOT 17 - 4A Gloucester Road North, Filton, Bristol, BS7 0SF



## 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

SPACIOUS 3 BEDROOM MAISONETTE WITH BALCONY, GARDEN AND PARKING

## DESCRIPTION

A spacious 3 bedroom maisonette situated above a beauty salon on Gloucester Road North. This well-presented property benefits from a modern kitchen and bathroom, gas central heating, UPVC double glazing, a decked roof terrace/balcony, rear garden and off-street parking. A superb proposition for private buyers and buy to let investors.

## LOCATION

The property is situated in a convenient location on Gloucester Road North in Filton providing excellent transport links to the motorway networks and city centre. Ideally located for access to Southmead Hospital, Airbus and Rolls Royce.

## ACCOMMODATION

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

## GROUND FLOOR

The property is accessed via a private entrance on the ground floor with stairs leading to the first floor.

## FIRST FLOOR

Comprising a large lounge, master bedroom, bathroom and kitchen with double doors onto the rear balcony.

## SECOND FLOOR

Comprising 2 further bedrooms with eaves storage.

## OUTSIDE

Accessed via double doors from the kitchen is a decked roof terrace with staircase leading down to a level rear garden with an area of hardstanding for parking. Vehicular access to the rear garden and parking is via a rear lane off Northville Road.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E

## SOLICITOR

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## 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



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & Lettings

60 Northumbria Drive, Henleaze  
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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.

