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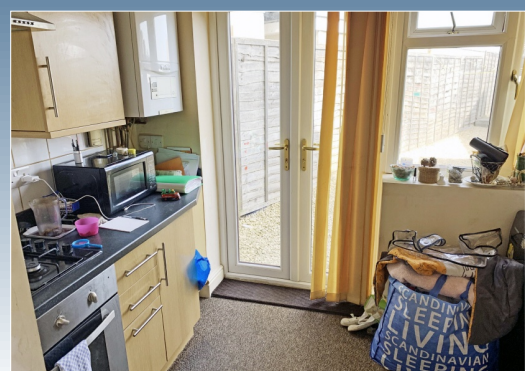
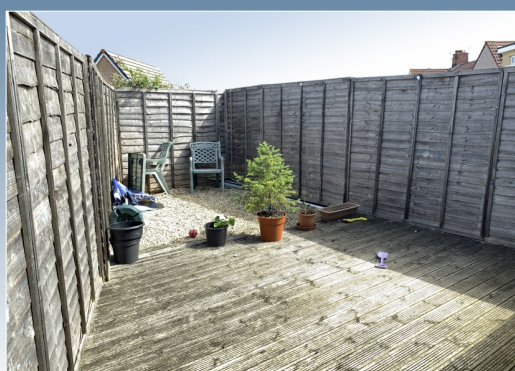


**LOT 12 - 2A Donegal Road, Knowle, Bristol, BS4 1PL**

**For auction Guide Price £140,000 +**

**FANTASTIC BUY-TO-LET INVESTMENT**

A modern two bedroom end of terrace house benefiting from off-street parking to the front and an enclosed garden to the rear. The property is currently let producing £700 per calendar month (£8,400 per annum) and would make an excellent rental investment.





# LOT 12 - 2A Donegal Road, Knowle, Bristol, BS4 1PL

## FOR SALE BY AUCTION

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

## VIEWING

By appointment

## SUMMARY

MODERN 2 BEDROOM HOUSE - FANTASTIC RENTAL INVESTMENT

## DESCRIPTION

The property comprises a modern end-terraced 2 bedroom house constructed in 2013 benefiting from a driveway providing off-street parking and an enclosed rear garden. The property is currently let producing £700 pcm and would make a fantastic rental investment.

## LOCATION

The property is situated on Donegal Road in Knowle within close proximity to Oasis Academy.

## ACCOMMODATION

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

## GROUND FLOOR

The property is accessed via a side entrance and comprises a living room, kitchen with doors onto the rear garden and a cloakroom on the ground floor.

## FIRST FLOOR

Comprising two bedrooms and a bathroom.

## OUTSIDE

To the front of the house is a driveway providing off-street parking and to the rear is an enclosed garden laid mostly to gravel with a decked area.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C

## SOLICITOR

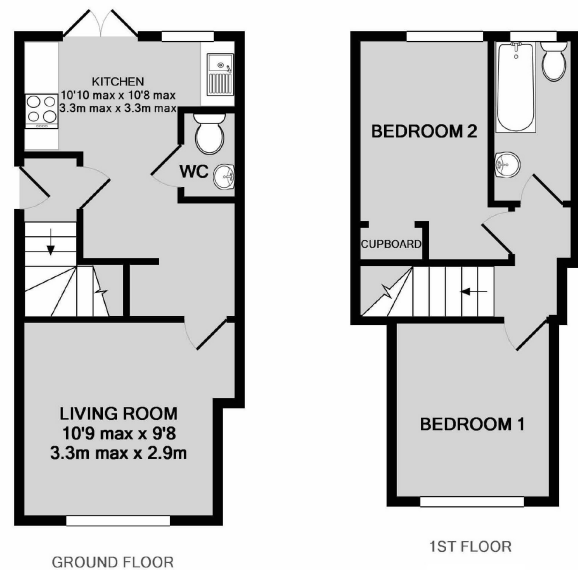
Mr J Forgham, Star Legal  
Tel: 0117 965 3504  
Email: james.forgham@star-legal.co.uk

## BUYER'S PREMIUM

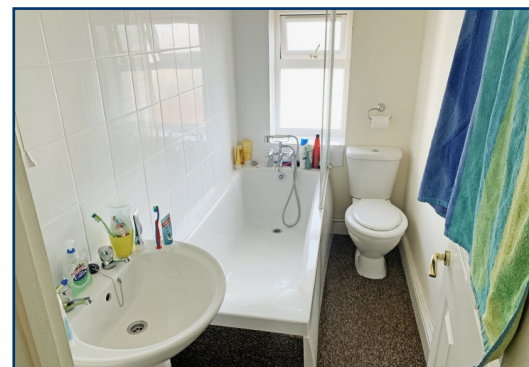
Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

## \*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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
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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.

