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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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LOT 26 - 163A Rodway Road, Patchway, Bristol, BS34 5EB

For auction Guide Price £95,000 +

The property comprises a spacious first floor two bedroom flat in need of complete refurbishment. The property benefits from its own private entrance and a good-sized garden to the rear. Situated in a convenient location in Patchway, easy access is provided to the M4/M5/ Motorway and also the city centre via the nearby A38(Gloucester Road). An excellent opportunity for builders, investors and developers.



LOT 26 - 163A Rodway Road, Patchway, Bristol, BS34 5EB

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

Mondays & Wednesdays 3.00pm - 3.30pm

SUMMARY

TWO BEDROOM FIRST FLOOR FLAT FOR REFURBISHMENT

DESCRIPTION

A spacious first floor two bedroom flat in need of complete refurbishment. The property benefits from its own entrance and a private rear garden. Situated in a convenient location in Patchway the property offers an excellent opportunity to add value and will be ideally suited to builders, investors and developers.

LOCATION

Easy access is provided to the M4/M5/ Motorway and also the city centre via the A38 (Gloucester Road). A wide range of amenities can also be found at the nearby Cribbs Causeway Shopping Centre.

ACCOMMODATION

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

FIRST FLOOR FLAT

Comprising a living room, separate kitchen, master bedroom, second bedroom and a bathroom.

OUTSIDE

The property benefits from a private rear garden accessed via a footpath to the side of the building.

RENTAL POTENTIAL

We anticipate when modernised a rental income of £750 - £775 per month.

ENERGY PERFORMANCE CERTIFICATE

Rating: G

SOLICITOR

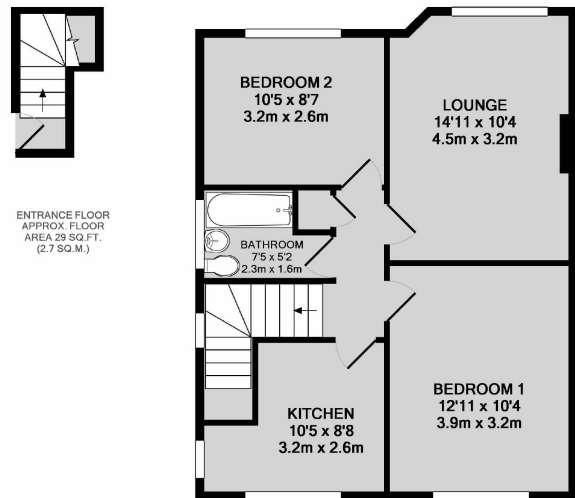
Ms A Sandler
Tel: 0208 9064411

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.



ENTRANCE FLOOR
APPROX. FLOOR
AREA 2.7 SQ.M.

1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

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

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Bristol, BS8 1BA

Estate Agents & lettings

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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.

