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22 Richmond Hill, Clifton, Bristol BS8 1BA

Auctions

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## LOT 1 - 105 Alma Road, Kingswood, Bristol, BS15 4EG

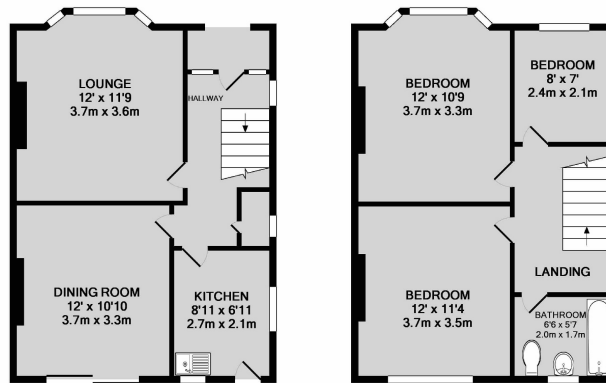
**For auction Guide Price £200,000 +**

Large 3 bedroom end terraced house in need of modernisation. The property benefits from huge gardens and with side and rear access there is ample opportunity for a sizeable extension and potential further development on the plot, subject to consents.

Sought after location in Kingswood.



# LOT 1 - 105 Alma Road, Kingswood, Bristol, BS15 4EG



GROUND FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 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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## 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

THREE BEDROOM END TERRACED HOUSE IN NEED OF MODERNISATION

## DESCRIPTION

Large 3 bedroom semi-detached house in need of updating with the added benefit of a large plot offering scope for an extension or development subject to consent. There is also rear access via a lane off Church Road. An excellent opportunity for investors, developers and private buyers.

## LOCATION

The property is located on Alma Road providing easy access to the A4174 Ring Road and a wide range of amenities are available locally on Staple Hill and Kingswood high streets.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising of a lounge, dining room, kitchen and under-stair storage cupboard.

## FIRST FLOOR

Comprising of 3 bedrooms and a family bathroom.

## OUTSIDE

The property benefits from a garden and porch to the front, side gate leading to the substantial garden to the rear with linked hard-standing storage and rear access to the garden via a lane just off Church Road.

## ENERGY PERFORMANCE CERTIFICATE

Rating: G

## SOLICITOR

Mr A Turner, Alan Turner & Co

Tel: 01225 336260

Email: info@alanturner.com

## 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 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.

