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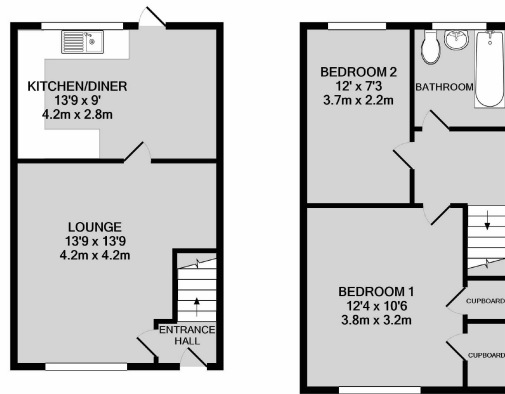
LOT 999 - 15 Tibbott Walk, Stockwood, Bristol, BS14 8DR

For auction Guide Price £150,000 +

A semi-detached 2-bedroom house, situated at the head of a quiet residential cul de sac in Stockwood. The property has been rented in recent years and would now benefit from some cosmetic updating. Further benefits include a single lock-up garage, off-street parking and a tiered garden to the rear with side access. A fantastic opportunity for first time buyers and investors.



LOT 999 - 15 Tibbott Walk, Stockwood, Bristol, BS14 8DR



GROUND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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 24th February 2020 at The Grace Room, The Bristol Pavilion, County Ground, Nevil Road, Bishopston, Bristol at 7pm.

VIEWING

By appointment

SUMMARY

TWO BEDROOM SEMI-DETACHED HOUSE WITH GARAGE - IDEAL BUY TO LET / FIRST TIME BUY

DESCRIPTION

A 2 bedroom semi-detached house in need of some updating with the added benefit of a single garage and off-street parking. The property would be ideally suited to first time buyers or investors.

LOCATION

The property is situated on Tibbott Walk in Stockwood at the head of the residential cul de sac. Easy access is provided to a range of local amenities on Hollway Road and a pedestrian pathway to the side of the property leads onto Sturminster Road.

ACCOMMODATION

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

GROUND FLOOR

Comprising an entrance hall, lounge and kitchen/diner with door leading onto decking at the rear.

FIRST FLOOR

Comprising two bedrooms and a bathroom.

OUTSIDE

The property benefits from a tiered garden to the rear with side access and an area of raised decking. There is also a single lock-up garage with up and over door and a front forecourt.

RENTAL POTENTIAL

We would anticipate a market rent in the region of £850 - £875 per calendar month (£10,200 - £10,500 per annum).

ENERGY PERMANENCE CERTIFICATE

Rating: E

SOLICITOR

Ms V Dawson, Berry Redmond Gordon & Penney

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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 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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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.

