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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

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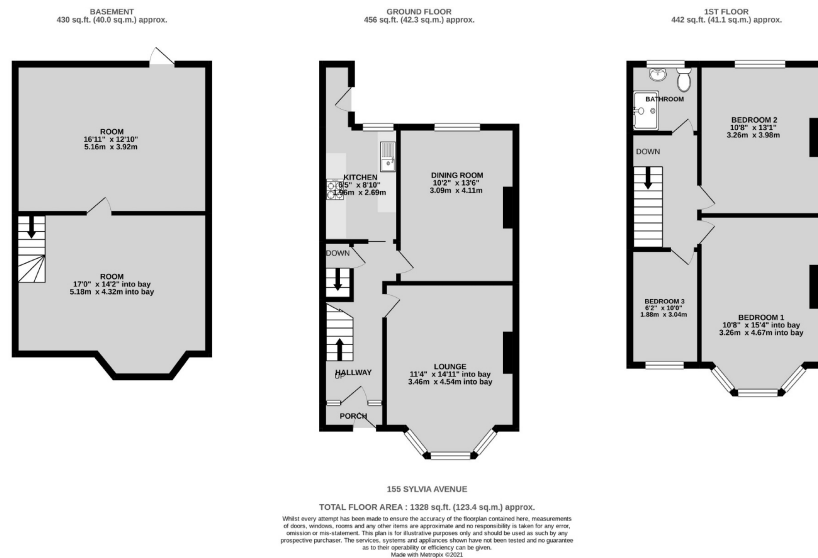
LOT 999 - 155 Sylvia Avenue, Lower Knowle, Bristol, BS3 5DA

For auction Guide Price £365,000 +

A fantastic three storey period house, situated on a highly sought after road in Lower Knowle within close proximity to Victoria Park. This 3-bedroom house is in need of refurbishment and includes a large unconverted basement, a good-sized garden and garage to the rear. A superb opportunity for developers and private buyers looking to secure a fine family home in this popular street. Easy access is provided to a wide range of local amenities on Wells Road and St Johns Lane as well as the city centre.



LOT 999 - 155 Sylvia Avenue, Lower Knowle, Bristol, BS3 5DA



FOR SALE BY AUCTION

This property is due to feature in our online auction on 25th March 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

25 MARCH AUCTION - THREE STOREY PERIOD HOUSE FOR MODERNISATION

DESCRIPTION

An attractive, terraced period house in need of refurbishment, situated on a popular road in Lower Knowle. The house has been well-maintained but is now in need of modernisation throughout and includes a substantial basement with access onto the rear garden. An excellent opportunity to create a fantastic family house with further potential to convert the loft and/or basement, subject to consents.

LOCATION

The property is situated on Sylvia Avenue, a highly sought after residential street just off St Johns Lane in Lower Knowle. Easy access is provided to the City Centre and Bristol Temple Meads train station and a wide range of amenities are available locally on Wells Road/St Johns Lane.

ACCOMMODATION

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

GROUND FLOOR

Comprising an entrance hall with stairs to the first floor and basement, a lounge, dining room and kitchen.

FIRST FLOOR

Comprising three bedrooms and a bathroom.

BASEMENT

Comprising two large rooms, one at the front of the property and to the rear with access onto the rear garden.

OUTSIDE

The property includes a front garden laid mostly to patio and a good-sized garden to the rear. There is a single lock-up garage with access via a rear lane.

ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

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 endeavours 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.

