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22 Richmond Hill, Clifton, Bristol BS8 1BA



LOT 16 - 9 Roman Road, Easton, Bristol, BS5 6DH

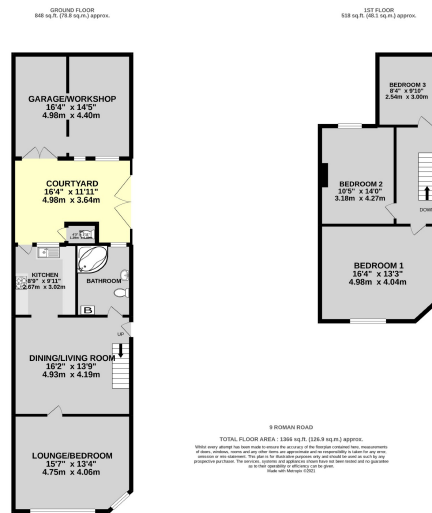
For auction Guide Price £250,000 +

A substantial two storey corner property that is currently arranged as a 3-bedroom house with spacious living accommodation, a rear courtyard and garage/workshop. The property is in need of renovation and offers scope for a variety of different uses including refurbishment as a large house, conversion to flats or an HMO (subject to consents). Situated in a popular residential location in Easton, easy access is provided to a wide range of local amenities on St Marks Road and excellent transport links to the City Centre and M32.

6 WEEK COMPLETION AVAILABLE



LOT 16 - 9 Roman Road, Easton, Bristol, BS5 6DH



FOR SALE BY AUCTION

This property is due to feature in our online auction on 6th May 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment

SUMMARY

SUBSTANTIAL CORNER PROPERTY WITH LARGE GARAGE/WORKSHOP

DESCRIPTION

An end of terrace two storey corner property that is in need of refurbishment. Currently arranged as a 3-bedroom house with two reception rooms, the property offers excellent scope to add value as a house and there is also potential for conversion to flats or a large HMO, subject to consents. The property further benefits from a courtyard garden and a large garage/workshop that offers further development potential, subject to obtaining the necessary planning consents. The property may also suite a variety of commercial uses and the current owner has been considering the possibility of converting the ground floor into a cafe with a studio space for yoga on the first floor but no planning applications have been made in this respect. A superb opportunity for developers and investors and one that could be just the thing for a buyer with a good imagination!

6 WEEK COMPLETION AVAILABLE

ACCOMMODATION

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

GROUND FLOOR

Comprising a lounge, dining/living room, bathroom, kitchen with door onto the rear courtyard and an outside WC.

FIRST FLOOR

Comprising three good-sized bedrooms.

OUTSIDE

There is a courtyard garden to the rear with double gates onto Anstey Street and a substantial garage/workshop.

PLANNING HISTORY

Planning consent was previously granted in 2008 for the conversion of the property into 2 x 2-bedroom flats under application no. 08/00466/F, which has now lapsed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: E

BUYERS PREMIUM

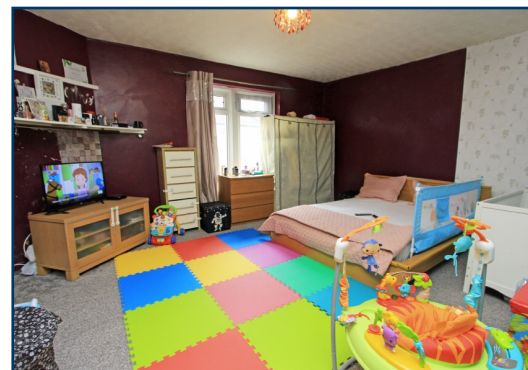
Please be advised that all purchasers are subject to a £1,000 plus VAT (£1,200 inc VAT) buyer's premium payable upon exchange of contracts.

*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
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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.

