



## **LOT 1 - 43 Cotswold View, Kingswood, Bristol, BS15 1TY**

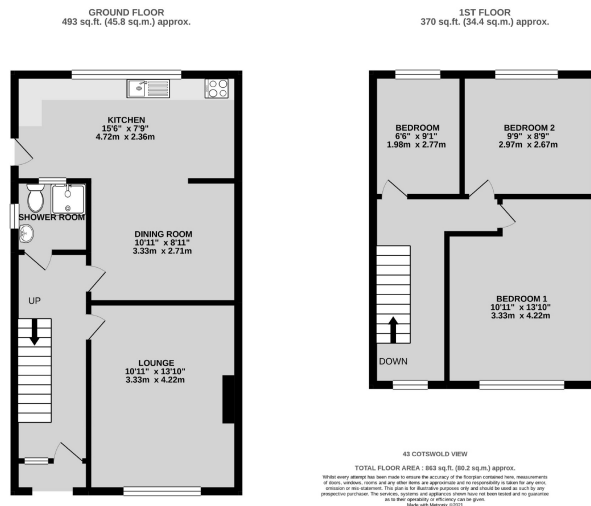
**For auction Guide Price £175,000 +**

A 3-bedroom end of terrace house with extended kitchen, situated in a popular residential location in Kingswood. The property benefits from front and rear gardens and is in need of modernisation throughout. A fantastic opportunity for builders, developers and private buyers alike. 6 WEEK COMPLETION AVAILABLE





# LOT 1 - 43 Cotswold View, Kingswood, Bristol, BS15 1TY



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 4th November 2021 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWING

By appointment

## SUMMARY

3-BEDROOM END OF TERRACE HOUSE FOR MODERNISATION

## DESCRIPTION

An end-terraced 3-bedroom house in need of modernisation, situated in a popular residential location in Kingswood. The property benefits from a full width extended kitchen to the rear and front and rear gardens. A superb project for builders, developers and private buyers.  
6 WEEK COMPLETION AVAILABLE

## LOCATION

The property is situated on Costwold View, a quiet residential road off Northend Road in Kingswood. Easy access is provided to a wide range of local amenities on Kingswood High Street.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising an entrance hall, living room, dining room, extended kitchen and a shower room.

## FIRST FLOOR

Comprising three bedrooms.

## OUTSIDE

The property benefits from lawned gardens to the front and rear. The front garden may offer scope to create off-street parking, subject to consents.

## 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

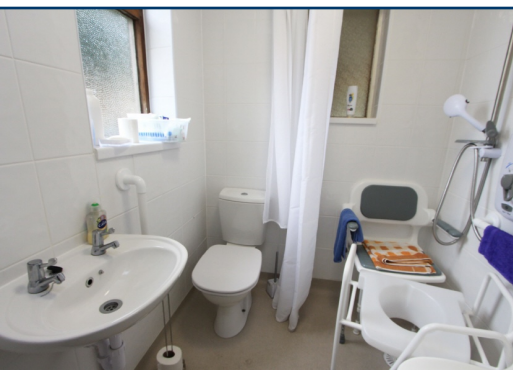
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the 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.

## PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a cheque/bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of



## 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.

