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22 Richmond Hill, Clifton, Bristol BS8 1BA



**LOT 17 - 42 Star Barn Road, Winterbourne, Bristol, BS36 1NT**

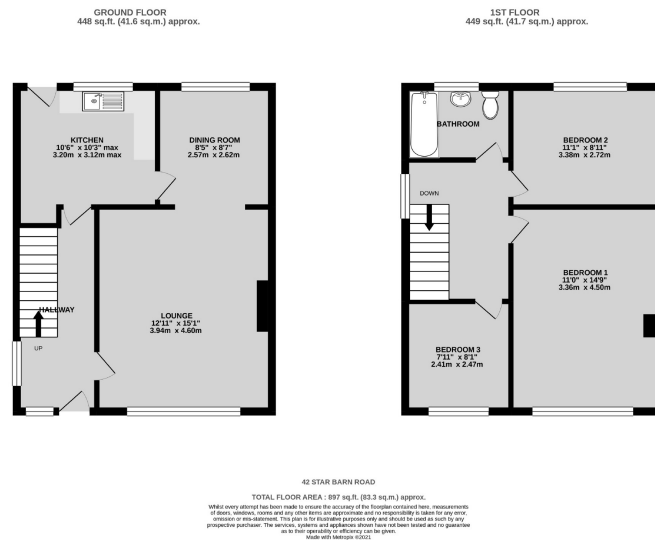
**For auction Guide Price £250,000 +**

A 3-bedroom semi-detached house in need of modernisation, situated in a popular residential location in Winterbourne. The property benefits from a driveway, detached garage and a good-sized garden to the rear. An ideal opportunity for developers, investors and private buyers.





# LOT 17 - 42 Star Barn Road, Winterbourne, Bristol, BS36 1NT



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 8th February 2022 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWING

By appointment

## SUMMARY

8 FEBRUARY AUCTION - 3-BEDROOM SEMI-DETACHED HOUSE WITH GARAGE FOR MODERNISATION

## DESCRIPTION

A 3-bedroom semi-detached house with driveway, garage and a good-sized rear garden, situated in a popular residential location within Winterbourne. The property is in need of updating throughout and offers a superb opportunity to add value and create a family home. Ideal for developers, investors and owner occupiers.

## LOCATION

The property is situated on Star Barn Road off Park Avenue in Winterbourne. A wide range of local amenities are available on the High Street in Winterbourne and Elm Park Primary School is located just 320 metres away.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising of an entrance hall, living room, dining room and kitchen.

## FIRST FLOOR

Comprising of three bedrooms and a family bathroom.

## OUTSIDE

The property benefits from a front garden and driveway providing off-street parking, a detached garage and a good-sized garden to the rear.

## ENERGY PERFORMANCE CERTIFICATE

Rating: TBC

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,200 plus VAT (£1,440 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.

