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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA



## LOT 8 - 12 Larkfield, Coalpit Heath, Bristol, BS36 2PH

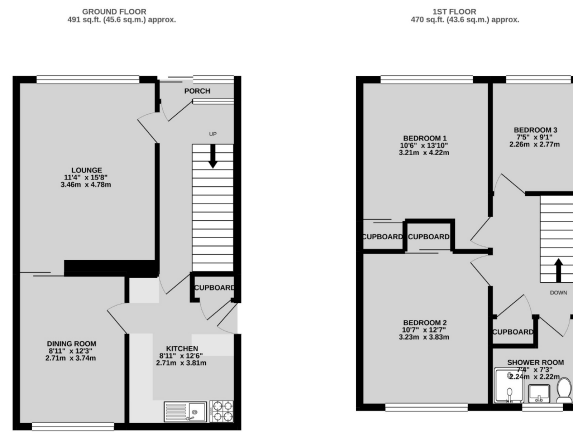
**For auction Guide Price £275,000 +**

POSTPONED. A 3-bedroom semi-detached house in need of modernisation throughout, situated in a quiet residential location in Coalpit Heath. The property offers spacious living accommodation on the ground floor along with three bedrooms and a shower room on the first floor. Ample parking is available to the front and side of the property as well as a generous sized garage. An excellent opportunity for builders, investors and private buyers looking to add value. 6 WEEK COMPLETION





# LOT 8 - 12 Larkfield, Coalpit Heath, Bristol, BS36 2PH



## 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

POSTPONED

## SUMMARY

POSTPONED

## DESCRIPTION

A good-sized semi-detached house in need of modernisation throughout, situated in a quiet residential location in Coalpit Heath. The property offers spacious living accommodation on the ground floor along with three bedrooms and shower room on the first floor. Ample parking is available to the front and side of the property as well as a generous size garage. An excellent opportunity for builders, investors and private buyers looking to add value. 6 WEEK COMPLETION.

## LOCATION

The property is located in a quiet residential cul de sac just off Badminton Road, within close proximity to local amenities & Watermore Primary School. The property also benefits from excellent access to Bristol provided via the close by A432.

## ACCOMMODATION

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

## GROUND FLOOR

Comprising a porch, living room, dining room and kitchen.

## FIRST FLOOR

Comprising three bedrooms and a shower room.

## OUTSIDE

Comprising ample parking to the front and side, along with a generous garage and rear garden.

## 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



## 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.

