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22 Richmond Hill, Clifton, Bristol BS8 1BA



## LOT 20 - 118 Bromley Heath Road, Downend, Bristol, BS16 6JJ

**For auction Guide Price £300,000 +**

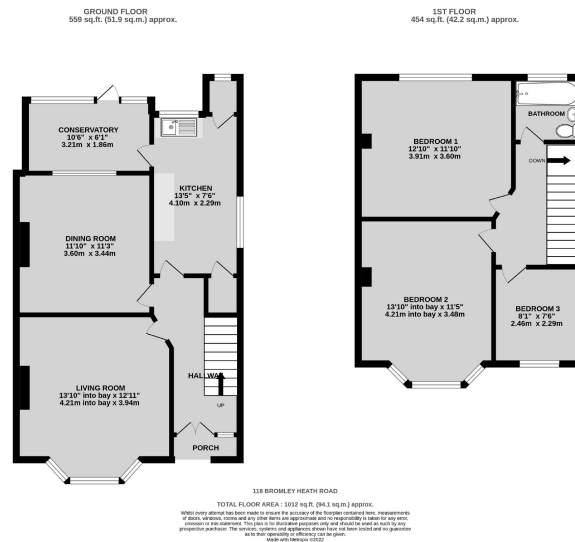
A 3-bedroom semi-detached 1930s house occupying a substantial corner plot, situated in a popular residential location in Downend. The property is in need of renovation throughout and the land to the side of the existing house offers scope to extend or possibly for an additional dwelling, subject to consents. There is a good-sized level garden to the rear as well as a large detached garage. An ideal opportunity for builders, developers and private buyers looking to take on a project.

\*\*\*EXTENDED 8 WEEK COMPLETION AVAILABLE\*\*\*





# LOT 20 - 118 Bromley Heath Road, Downend, Bristol, BS16 6JJ



## 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

SEMI-DETACHED HOUSE FOR REFURBISHMENT ON A LARGE CORNER PLOT

## DESCRIPTION

The property comprises a 1930s semi-detached 3-bedroom house occupying a generous plot with gardens to the front, side and rear. The existing property is in need of refurbishment and the land to the side and rear offers potential to extend the house or potentially erect an additional dwelling, subject to obtaining the necessary planning consents. A superb opportunity for builders, developers and private buyers alike.

## LOCATION

The property is situated in a popular residential location on the borders of Downend and Bromley Heath. A wide range of local amenities are available on the nearby Badminton Road and Bromley Heath Junior School is just 0.4 miles away. Excellent transport links are provided to the city centre and motorways via the A4174 Ring Road.

## 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 bathroom.

## OUTSIDE

The property occupies a generous corner plot with wrap around gardens to the front, side and rear. There is also a detached garage to the rear with access via Bromley Drive. The land to the side of the existing house offers potential to extend or potentially erect a new dwelling, subject to consents.

## LOCAL AUTHORITY

South Gloucestershire Council.

## 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.



## 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.

