

MAGGS & ALLEN

14 DUCHESS ROAD
CLIFTON, BRISTOL, BS8 2LA



Guide Price: £235,000+

Prime Clifton location – a spacious and well-presented two double bedroom flat set within an attractive period building on one of the area's most sought-after roads. This bright and airy home offers a large living room ideal for both relaxing and entertaining, a separate modern fitted kitchen, and well-balanced accommodation throughout.

Perfectly positioned just moments from the open green spaces of Clifton Downs, the boutique shops and cafés of Clifton Village, and the vibrant amenities of Whiteladies Road, the property combines lifestyle and convenience. Excellent transport links also provide easy access into Bristol city centre.

An ideal purchase for first-time buyers, professionals or investors seeking a quality home in a prime Clifton setting.

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FLAT 4, 14 DUCHESS ROAD, CLIFTON, BRISTOL, BS8 2LA

FOR SALE BY AUCTION

This property is due to feature in our online auction on 20 May 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

PERIOD 2 BEDROOM FLAT IN SOUGHT AFTER ROAD

DESCRIPTION

A well proportioned top floor flat set within an attractive period building on one of Clifton's most desirable roads. The property offers two generous double bedrooms, a spacious living room, a separate modern fitted kitchen, and a well-appointed bathroom.

Located in the heart of Clifton, the property is ideally positioned within walking distance of the vibrant shops, cafés, and restaurants of Whiteladies Road, as well as the green open spaces of Clifton Downs. The iconic Clifton Suspension Bridge and Clifton Village are also nearby, offering boutique shopping and a lively atmosphere.

Excellent transport links provide easy access into Bristol city centre, making this an ideal home for professionals and investors alike.

Good size floor flat in attractive period building situated in one of Clifton's most sought-after roads. The property benefits from two double bedrooms, large living room, separate modern fitted kitchen and bathroom.

LOCATION

Duchess Road is a quiet residential street just off Whiteladies Road, approximately a 2-4 minute walk, providing immediate access to a wide range of shops, cafés, restaurants and excellent transport links.

ACCOMMODATION

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

COMPLETION

Completion for this lot will be 6 weeks from exchange of contracts or sooner by mutual agreement.

HMO LICENSING & PLANNING

HMO licensing regulations and planning requirements are subject to regular changes, updates and even individual interpretations by the Local Authority. Prospective buyers are therefore required to make their own enquiries with the Local Authority and review the documents contained in the auction legal pack fully to satisfy themselves that the property is compliant in this respect. Maggs & Allen accept no liability in the event that any Licensing or Planning requirements/documents are not in order at the point of sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

TENURE

Understood to be leasehold. Please refer to Auction Legal Pack.

LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email lettings@maggsandallen.co.uk.

AUCTION OR BRIDGING FINANCE REQUIRED?

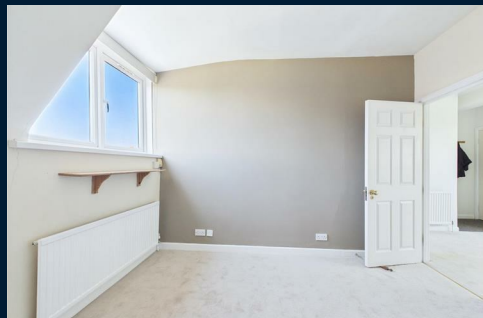
Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 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.



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 Regulations 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 angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.