



MAGGS & ALLEN

28 CARLYLE ROAD
GREENBANK, BRISTOL, BS5 6HG

Guide Price: £230,000+

- 23 July LIVE ONLINE AUCTION
- Double-bay Victorian terraced house
- Two spacious double bedrooms
- Large rear garden
- Lounge/dining room
- Quiet and sought-after Greenbank location
- Vacant possession
- Ideal home or investment opportunity



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 23rd July 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

TWO BEDROOM VICTORIAN HOUSE WITH LARGE GARDEN

DESCRIPTION

Charming Double Bay Victorian Home with Large Garden in Sought-After Greenbank. This Victorian terraced house offers two generous double bedrooms and the rare advantage of a large rear garden, situated in the highly desirable Greenbank area of Bristol. The accommodation comprises a spacious lounge/dining room, fitted kitchen, two double bedrooms, and a first-floor bathroom. The property provides comfortable living space and offers excellent potential for both owner-occupiers and investors.

Located on Carlyle Road, a quiet residential street nestled between Greenbank Cemetery and the Bristol & Bath Railway Path, the property enjoys a particularly peaceful setting while remaining close to the vibrant amenities, cafés, and community atmosphere that make Greenbank one of Bristol's most popular neighbourhoods.

Offered with vacant possession, the property is ready for immediate occupation or could be let out without delay, making it an attractive opportunity for first-time buyers, downsizers, and buy-to-let investors alike.

LOCATION

Situated on one of the most popular roads within the vibrant area of Greenbank, just moments from the Bristol to Bath Cycle Path. Just a stone throw from local cafes and pubs. Just a short distance away is also well known local high streets St Marks Road and Stapleton Road both with their collective mix of locally owned shops, cafes and amenities. Stapleton Road also boasts a local train station with links to Temple Meads and beyond. Greenbank Cemetery close by acts as the local green space with Eastville Park within a short walk away too. This property also benefits from easy access to the Bristol to Bath cycle path, the motorway and links to/from the city centre.

ACCOMMODATION

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

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D. Valid until 9 December 2029.

TENURE

Please refer to Auction Legal Pack.

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.

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 bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

PRELIMINARY DEPOSITS

The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

RENTAL ESTIMATES

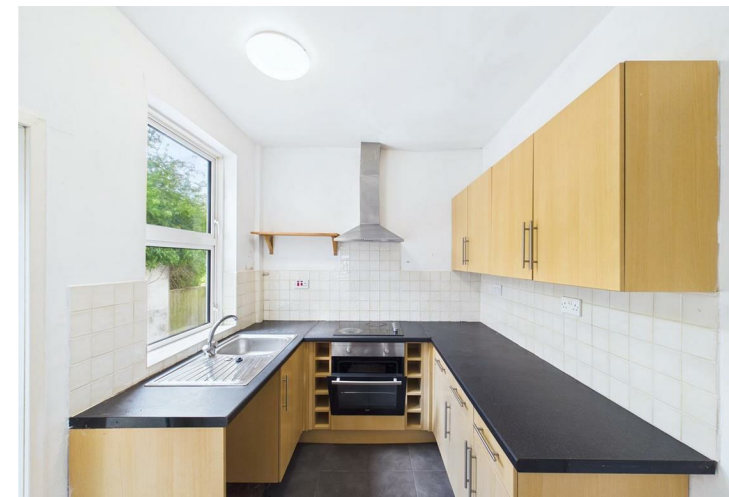
All rental estimates are provided in good faith. They should be verified by your own professional advisors prior to a commitment to purchase.

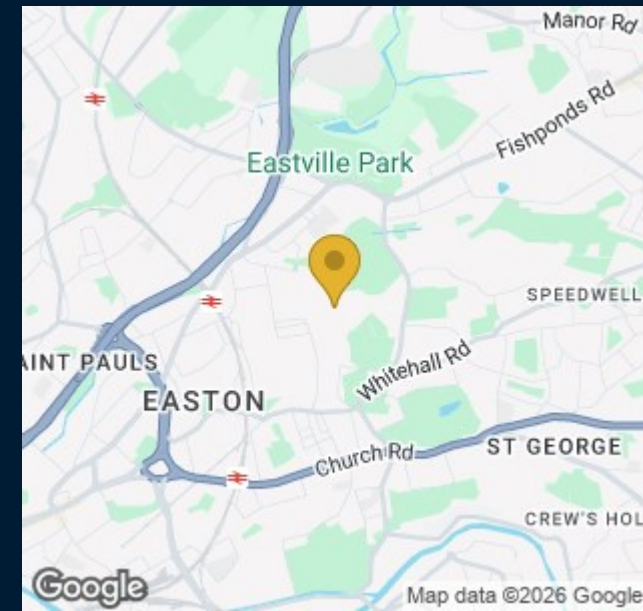
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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.

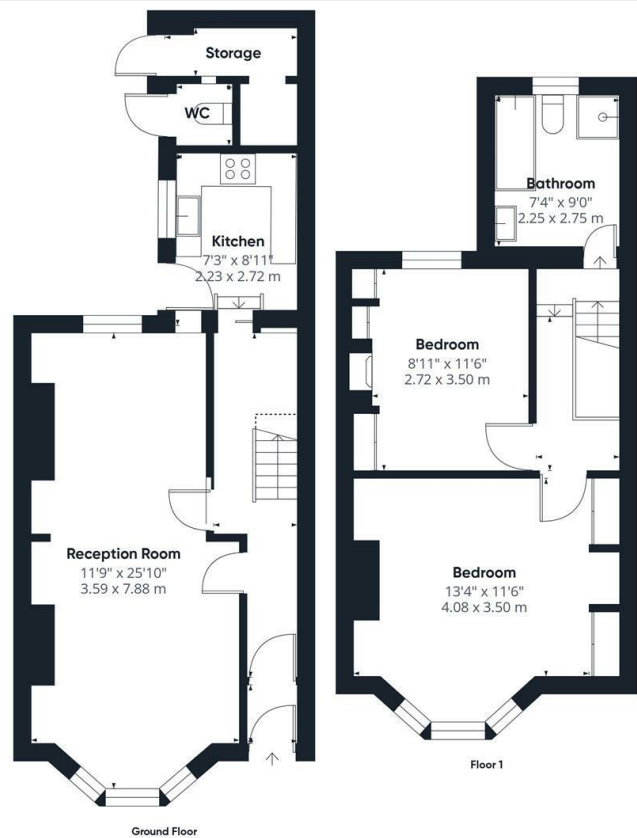
AUCTION OR BRIDGING FINANCE REQUIRED?

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





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.



Approximate total area^m
 870 ft²
 80.9 m²

Reduced headroom
 8 ft²
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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