

# MAGGS & ALLEN

6 GREGORY COURT  
WARMLEY, BRISTOL, BS30 8DS



AUCTION GUIDE £150,000

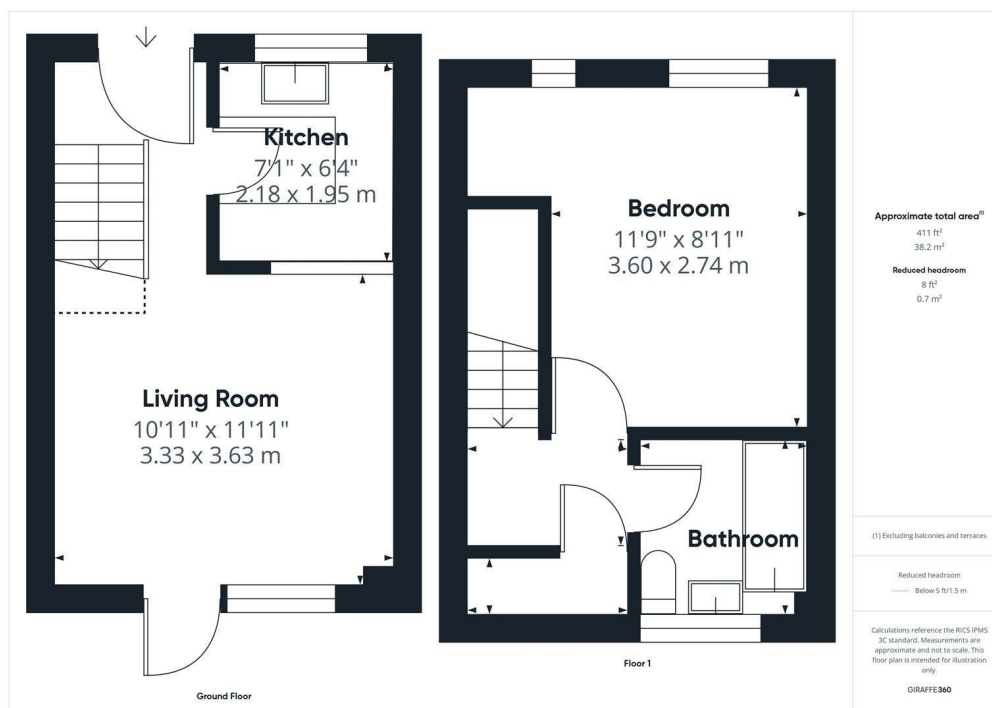
Mid terraced one bedroom house with kitchen, separate lounge/dining room, double bedroom and bathroom. To the rear is a private and enclosed garden plus a single garage situated in a block. This property now requires some updating and would make a perfect first home or buy to let investment. Occupying a popular cul-de-sac setting close to local amenities.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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[WWW.MAGGSANDALLEN.CO.UK](http://WWW.MAGGSANDALLEN.CO.UK)

# 6 GREGORY COURT, WARMLEY, BRISTOL, BS30 8DS



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 July at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SOLD FOR £187,000 ONE BEDROOM HOUSE WITH SEPARATE GARAGE

## DESCRIPTION

Mid terraced one bedroom house with kitchen, separate lounge/dining room, double bedroom and bathroom. To the rear is a private and enclosed garden plus a single garage situated in a block. This property now requires some updating and would make a perfect first home or buy to let investment. Occupying a popular cul-de-sac setting close to local amenities.

## LOCATION

Situated in a quiet cul-de-sac within the popular residential area of Warmley, on the eastern outskirts of Bristol. The property enjoys excellent access to a wide range of local amenities including shops, schools, and leisure facilities. The nearby Ring Road provides convenient links to Emersons Green, Longwell Green, Keynsham, and Bristol city centre, as well as the M4 and M5 motorways for commuters. Warmley is a well-connected and desirable suburb, ideal for both professionals and families alike.

## 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

## TENURE

Please refer to the 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](mailto: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](mailto: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

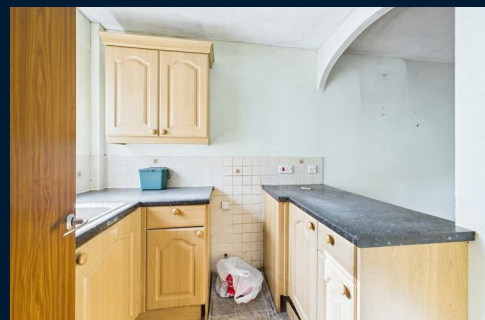
Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

## 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.



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.