



**MAGGS  
& ALLEN**

**96 REEDLEY ROAD**  
STOKE BISHOP, BRISTOL, BS9 3TA  
**Guide Price: £750,000+**

## FOR SALE BY AUCTION

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

## VIEWINGS

By appointment.

## SUMMARY

SPACIOUS FOUR-BEDROOM SEMI-DETACHED RESIDENCE WITH GREAT POTENTIAL TO ADD VALUE

## DESCRIPTION

A substantial four-bedroom semi-detached family home, situated on a desirable residential street in the ever-popular area of Stoke Bishop. Occupying an extensive plot of approximately 0.18 acres, this extended property offers generous living accommodation and presents a superb opportunity for buyers to add value through modernisation.

The property has been thoughtfully extended to the rear, creating additional ground floor living space that enhances both the overall layout and versatility of the home. The well-balanced accommodation is arranged around a welcoming entrance hall with a turned staircase and cloakroom, and includes two reception rooms, a kitchen/dining room, utility room, and a home office located within the rear extension, enjoying dual-aspect views over the attractive mature garden. The first floor is set around a spacious landing and comprises four well-proportioned bedrooms and a family bathroom.

While the property would now benefit from a programme of updating, it offers an exciting opportunity for purchasers to modernise and personalise the home to their own taste and specification. The existing footprint, combined with the rear extension and generous plot, provides a strong foundation for creating a superb long-term family residence.

A particular highlight of the property is the impressive rear garden, which is significantly larger than typically found with homes in the area. The mature garden features a variety of established trees and shrubs, along with a patio seating area and pond, creating a wonderful outdoor space for families and gardening enthusiasts alike.

Offering generous space, excellent potential for further improvement, and a prime location within Bristol, this property represents a rare opportunity to create a superb family home in one of the city's most desirable residential neighbourhoods.

## LOCATION

The property is situated on Reedley Road, just off Parry's Lane in Stoke Bishop - a superb location for families, within 300m of Elmlea Junior School. A range of shops, cafes and a supermarket are available on Stoke Lane, which is just a short level stroll away. There are excellent bus links to Bristol city centre and the green open space of Durdham Downs is within easy reach.

## ACCOMMODATION

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

## TENURE

Understood to be freehold, please refer to the online legal pack for confirmation.

## COMPLETION

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

## AERIAL IMAGES

The aerial images are provided for indicative purposes only, please refer to the title plan within the legal pack for confirmation of the site boundaries.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: D

## 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

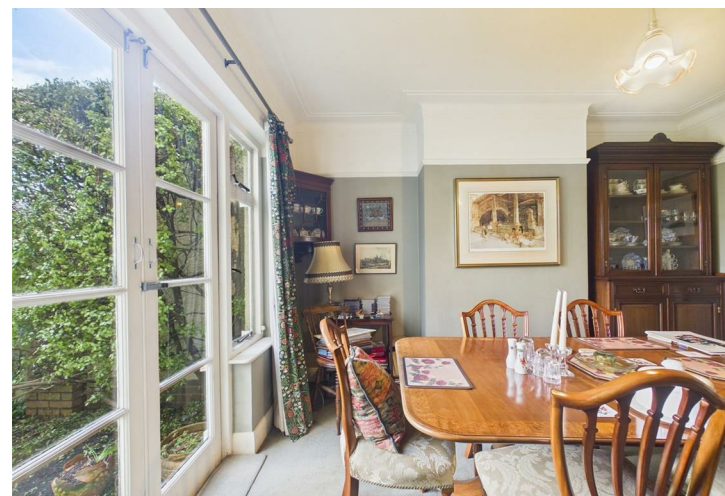
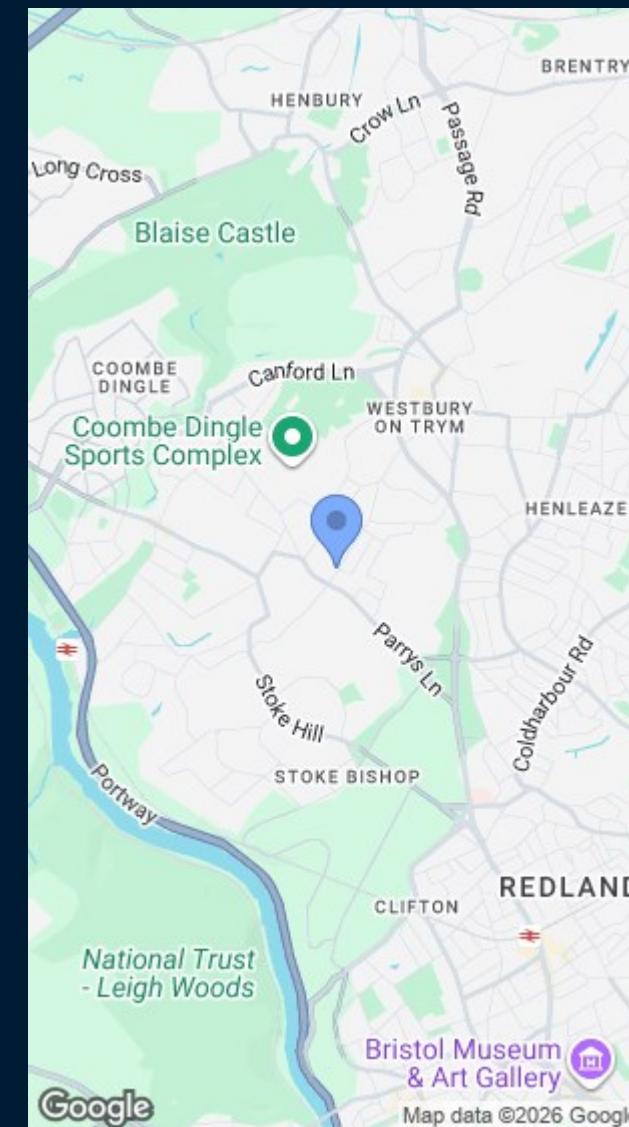
The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility 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.

## 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.





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.



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