

MAGGS & ALLEN

225 RODWAY ROAD
PATCHWAY, BRISTOL, BS34 5EG

Guide Price: £210,000+

- 25 June LIVE ONLINE AUCTION
- 3 Bedroom Semi Detached House
- South Facing Rear Garden
- Driveway leading to Detached Garage
- Ideal for families & investors
- Opposite Callicroft Primary Academy
- Walking distance to The Mall at Cribbs Causeway
- Popular North Bristol location with strong rental demand



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 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWINGS

By appointment.

SUMMARY

3 BEDROOM SEMI DETACHED HOUSE

DESCRIPTION

Well presented three bedroom semi detached house offering spacious accommodation throughout, complemented by a generous south facing rear garden, off-street parking, and a large detached garage. This appealing property is ideally positioned on the ever popular Rodway Road in Bristol, directly opposite Callicroft Primary Academy and within easy walking distance of The Mall at Cribbs Causeway.

The accommodation provides flexible living space suited to a range of buyers, with well-proportioned rooms. Externally, there is a large south-facing rear garden with a detached garage and driveway provide valuable parking and storage options.

Conveniently located, the property benefits from excellent access to a wide range of local amenities, well-regarded schools, and transport links, making it an ideal choice for both families and commuters seeking convenience alongside a well-connected residential setting.

This property presents an excellent opportunity for investors, with strong rental demand in the area driven by its proximity to major employment hubs, transport links, and well-regarded schools. The flexible layout and generous room sizes offer broad tenant appeal, while the garage and off-street parking add further desirability.

SOLAR PANELS

We understand there is a lease agreement for 16 solar panels on the roof. The client has informed us that the lease is for 25 years and that the start date was 2012.

LOCATION

The property is situated in the popular residential suburb of Patchway, approximately 5 miles north of Bristol city centre. The property enjoys a convenient position opposite Callicroft Primary Academy and within walking distance of The Mall at Cribbs Causeway, offering an extensive range of shops, restaurants, leisure facilities, cinema and supermarkets.

Patchway is highly regarded for its excellent transport links, with easy access to the M4/M5 motorway network, the A38 and Bristol Parkway Station, making the area ideal for commuters travelling to Bristol, Cardiff, Bath and further afield.

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: B

TENURE

Please refer To The 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.

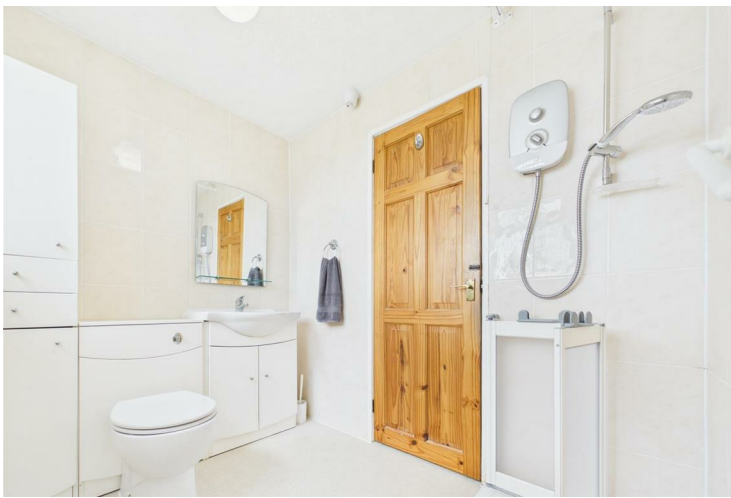
LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

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.

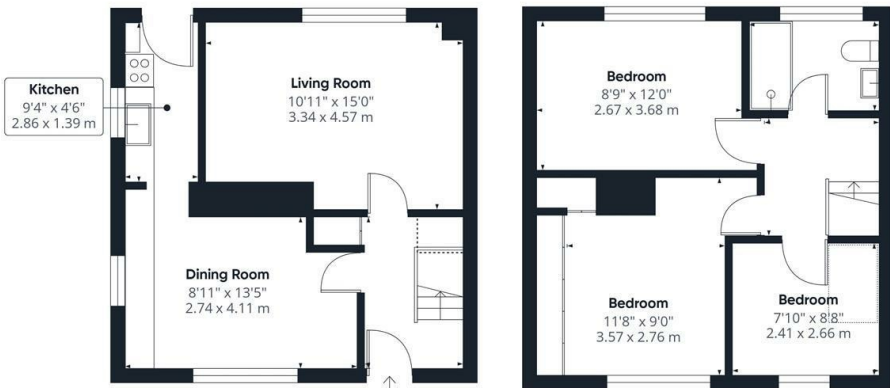
AUCTION OR BRIDGING FINANCE REQUIRED?

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



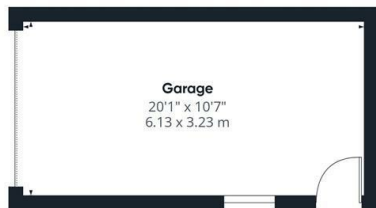


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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.



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

971 ft²

90.2 m²

Reduced headroom

5 ft²

0.5 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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