

# MAGGS & ALLEN

9 DUDLEY CLOSE  
KEYNSHAM, BRISTOL, BS31 2PU



## AUCTION GUIDE £135,000

Two-bedroom semi-detached home in need of refurbishment with the benefit of a very large plot. The spacious through living room with double doors leading to a generous garden, offering plenty of scope to extend or build an additional dwelling (subject to consent). Upstairs, there are two good-sized bedrooms and a family bathroom. Additionally, there is a useful lean-to providing additional storage space. At the front, a large driveway offers options for parking multiple vehicles. A fantastic prospect for those looking to modernise and add value. The large extensive gardens also offer scope for further development and potentially an additional dwelling (subject to consent). Close to local amenities, schools, and excellent transport links, this home is perfect for families, investors and developers looking for a development project.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

**0117 973 4940**

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# 9 DUDLEY CLOSE, KEYNSHAM, BRISTOL, BS31 2PU



## 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

TWO BEDROOM SEMI-DETACHED HOUSE WITH A LARGE PLOT OFFERING DEVELOPMENT POTENTIAL.

## DESCRIPTION

Two-bedroom semi-detached home in need of refurbishment with the benefit of a very large plot. The spacious through living room provides a versatile family space with double doors leading to a generous garden, offering plenty of scope to extend (subject to consent). Upstairs, there are two good-sized bedrooms and a family bathroom. Additionally, there is a useful lean-to providing additional storage space. At the front, a large driveway offers options for parking multiple vehicles. A fantastic prospect for those looking to modernise and add value. The large extensive gardens also offer scope for further development and potentially an additional dwelling (subject to consent). Close to local amenities, schools, and excellent transport links, this home is perfect for families, investors, and developers looking for a development project.

## LOCATION

9 Dudley Close is located in a quiet cul-de-sac in Keynsham, a well-connected town between Bristol and Bath. The area offers easy access to local shops, schools, and transport links, including Keynsham railway station and major road connections. Nearby green spaces and leisure facilities provide excellent recreational opportunities, making it a desirable location for families and commuters alike.

## ACCOMMODATION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: F

## TENURE

The property is believed to be Freehold. Please refer to the legal pack.

## COMPLETION

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

## 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.



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.